



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

2-1

VICTOR HOLANDA, AICP  
DIRECTOR

**Staff Report - Time Extension**  
**San Luis Obispo County Department of Planning and Building**

**DATE:** MARCH 9, 2006

**TO:** PLANNING COMMISSION

**FROM:** ELIZABETH KAVANAUGH, STAFF PLANNER

**VIA:** WARREN HOAG, DIVISION MANAGER, CURRENT PLANNING

**SUBJECT:** A REQUEST BY FLING TRAYLOR FOR A THIRD TIME  
EXTENSION FOR DEVELOPMENT PLAN D010031D

- ATTACHMENTS:**
1. Exhibit A – Findings for Third time Extension
  2. Third time extension – Letter of Correspondence from Fling Traylor
  3. Planning Commission Resolution No. 2001-82, Findings and Conditions of Approval dated September 13, 2001.
  4. Staff Report dated September 13, 2001 and Negative Declaration dated May 13, 1999.
  5. Minutes of September 13, 2001 Planning Commission hearing on this item.

**SUMMARY:**

This is a request for a third time extension by Fling Traylor for a third time extension of Development Plan (D010031D) to allow: 1) the conversion of an existing barn into an 3,960 square foot winery, 2) the conversion of a 4,000 square foot agricultural building into a four unit bed and breakfast facility, 3) the replacement of an existing single family residence with a new residence to serve as a bed and breakfast and caretaking facility, 4) the construction of a new 1,800 square foot building to house a wine tasting room and a 400 square foot accessory restaurant, 5) holding up to 30 events per year with up to 100 people per event, and 6) modification of land use ordinance standards to allow a bed and breakfast to occupy two buildings instead of a single building and to allow a gravel parking lot instead of a chip seal surface parking lot. All buildings have been completed except the conversion of the 4,000 square foot agricultural building into a four-unit bed and breakfast facility.

This project is in the Agriculture land use category and is located on the west side of Highway 101 between Wellsona and San Miguel. The site is located in the Salinas River planning area.

2-2

**RECOMMENDATION:**

Approve the third time extension to be valid until September 27, 2006 for this Development Plan based on findings in Exhibit A, the findings needed to approve the third time extension, and carry over the original findings and conditions of approval for the project (attached to this staff report).

**DISCUSSION:**

The Planning Commission approved Development Plan (D990359D) on September 13, 2001. The first and second one-year time extensions were authorized by the Planning Director and extended the life of the permit to September 27, 2005. The applicant submitted a request for this third and final one-year extension on September 6, 2005 (pursuant to the Land Use Ordinance Section 22.64.070). If substantial site work (which the LUO defines as construction occurring above grade, or “sticks in the air”) has not occurred for all authorized buildings by the end of the third time extension, the land use permit will not be completely vested and will become void for any uncompleted buildings. Three of the four authorized buildings and uses are completed at this time and are vested under this land use permit. The final part of the land use permit is the conversion of the existing 4,000 square foot agriculture building into a four-unit bed and breakfast facility. “Sticks in the air” is not a feasible milestone for this project because the external structure is already built. However, the building plans to convert this building’s use to a bed and breakfast facility were not ready in time to issue a building permit and construct the internal improvements to vest this land use permit for this building before the expiration of the second time extension. Therefore, the Planning Department advised the applicant to file this third time extension request to allow the conversion of the existing 4,000 square foot agricultural building to the four-unit bed and breakfast facility to proceed.

**Section 22.64.070 specifies that the Planning Commission may grant a third one-year time extension if the following three findings can be made:**

1. That substantial site work could not be completed as set forth in Section 22.64.080 because of the circumstances beyond the control of the applicant.

*The applicant has stated that the conversion of the agriculture building to the bed and breakfast facility has not been started due to circumstances beyond his control. During construction of the tasting room, serious structural errors were found in the framing that required correction. Once the errors were discovered the contractor was fired. Then it was difficult to find a replacement contractor who was willing to work to fix the structural errors. The current schedule is to have construction permits for the conversion of the agriculture building to the four-unit bed and breakfast facility ready to issue when the third time extension is granted and to have sufficient substantial work done to vest it under the land use permit by September 27, 2006, when the third time extension would expire.*

2-3

2. That the original findings justifying the first two extensions can still be made:
  - a. There have been no changes to provisions of the Land Use Element applicable to the project since the approval of the land use permit.
  - b. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Ordinance apply to the project.
  - c. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools such that there is no longer sufficient remaining capacity to serve the project.

*Staff recommends that these findings can be made at this time. There have been no changes to the Land Use Element applicable to the project since its approval, as no amendments to the Land Use Ordinance or Land Use Element have been approved since the time of the original project approval that would affect this project. The character of the site and its surroundings has not changed how the ordinance standards would be applied and there have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools such that there is no longer sufficient remaining capacity to serve the project.*

3. That the original findings used to justify the initial approval of this permit can still be made pursuant to the Land Use Ordinance.

*Staff has determined that the original findings can still be made, as outlined in the attached findings from the Planning Commission's resolution dated September 13, 2001.*

2-4

**EXHIBIT A**

**FINDINGS FOR THIRD TIME EXTENSION (D010031D)**

- A. That substantial site work could not be completed on the conversion of an existing agriculture building to a four-unit bed and breakfast at no fault of the applicant due to the fact that serious structural errors were found in the framing on the tasting room that required correction. Once the errors were found the contractor was fired. Then it was difficult to find a replacement contractor who was willing to fix the structural errors. This delay set the project back over four months.
- B. That the original findings justifying the first two extensions can still be made:
  - 1. There have been no changes to provisions of the Land Use Element applicable to the project since the approval of the land use permit because no amendments to the Land Use Ordinance or Land Use Element have been approved since the time of the original project approval that would affect this project.
  - 2. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Ordinance apply to the project because the character of the site and its surroundings has not changed.
  - 3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools such that there is no longer sufficient remaining capacity to serve the project because sufficient remaining capacity exists to serve the project, with incorporation of the water conservation measures into the project required by the supplemental conditions of approval.
- C. That the original findings attached to the adopted Planning Commission resolution that were used to justify the initial approval of this permit can still be made pursuant to the Land Use Ordinance.

2-5

November 18, 2005

Elizabeth Kavanaugh  
Planning Department  
San Luis Obispo County  
County Government Center

Subject: Development Plan D010031P

The development was designed to be developed in three phases:

1. Winery
2. Tasting room
3. Bed and Breakfast

Circumstances beyond my control prevented me from completing the project in a timely manner.

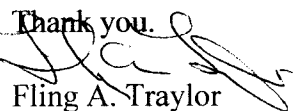
1. Time taken to receive the approval of the conversion of the building to be converted to the winery set the overall construction of the project behind by almost a year.

2. During the construction of the Tasting room building it was discovered that the contractor charged with the construction had serious structural mistakes. It was determined to be over 60 structural problems in the beam framing that had to be corrected. The contractor had to be replaced. It took considerable time to find a replacement contractor that would consider taking the job responsibility to get the corrections made. This resulted in an additional loss of time, approximately 4 months.

These problems together with a shortage of qualified labor put the project behind schedule by almost a year and a half. These problems prevented substantial site work being completed on the third phase, the Bed and Breakfast building.

I trust the above will be adequate for you to process my request to receive the requested third extension.

Thank you.

  
Fling A. Traylor

7750 Hiway 101  
Paso Robles, CA 93446

Planning & Bldg

2-6

PLANNING COMMISSION  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, September 13, 2001

PRESENT: Commissioners Wayne Cooper, Bob Roos, Chairman Doreen Liberto-Blanck

ABSENT: Commissioners Cynthia Boche, Eugene Mehlschau

RESOLUTION NO. 2001-82  
RESOLUTION RELATIVE TO THE GRANTING  
OF A DEVELOPMENT PLAN

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 13th day of September, 2001, grant a Development Plan to FLING TRAYLOR to allow a 17,800 square foot development of a winery, tasting room, special events, caretakers residence, storage, and bed and breakfast in the Agriculture Land Use Category. This is a resubmittal of the expired Land Use Permit D950184D. The property is located in the county at 7750 North Highway 101, south of San Marcos Road, north of the city of Paso Robles, APN: 027-145-~~025~~<sup>029</sup>, in the Salinas River Planning Area. County File Number: D010031D.

WHEREAS, The Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Findings listed in Exhibit A.

WHEREAS, The Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 13th day of September, 2001, does hereby grant the aforesaid Permit No. D010031D.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through

2-7

conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Permit approval shall become void.

On motion of Commissioner Roos, seconded by Commissioner Cooper, and the following roll call vote, to-wit:

AYES: Commissioners Roos, Cooper, Chairman Liberto-Blanck

NOES: None

ABSENT: Commissioners Boche, Mehlschau

the foregoing resolution is hereby adopted.

/s/ Doreen Liberto-Blanck  
Chairman of the Planning Commission

ATTEST:

/s/ Diane Tingle  
Secretary, Planning Commission

**EXHIBIT A**  
**FINDINGS – D010031D**

**Environmental Determination**

- A. On the basis of the Initial Study, Negative Declaration and all comments received, there is no substantial evidence that the project will have a significant effect on the environment.

**Development Plan**

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a winery, tasting room, accessory restaurant, bed & breakfast, caretaker's residence, and events are permitted uses in the Agriculture category with approval of a Development Plan.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because the project will be built and operated in conformance with the required building permits, this Development Plan, Uniform Fire Code, and other applicable regulations.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because a winery, tasting room, accessory restaurant, bed & breakfast, caretaker's residence, and events are facilities normally provided and expected in an agricultural area and because compliance with the conditions of this Development Plan will help to ensure that the project will have minimal impact on the community.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because Highway 101, which will serve the daily traffic for the project, is a principal arterial roadway, capable of handling all operational traffic generated by this use.
- G. Including the bed and breakfast and the caretaker's unit in a single building is not necessary because combining all of these elements on the bed and breakfast into a single building at this location would result in a building that is out of scale with the surrounding development, both on and off-site.
- H. Modification of parking lot standards to allow a gravel surface on the parking lot instead of the chip seal is acceptable because the site is located in a semi-rural area and will receive a low volume of traffic; the alternative parking lot surface will adequately accommodate the parking needs of the project; and the use of the gravel parking lot at this location will not result in traffic safety problems because the parking lot is removed and separated from the public highway by a paved driveway of sufficient length to ensure that gravel and stones do not migrate onto the public road.



**EXHIBIT B**  
**CONDITIONS OF APPROVAL -D010031D**

**Approved Development**

1. This approval authorizes:
  - a. Conversion of a portion of an existing agricultural building into a 3,960 square foot winery.
  - b. Construction and operation of a new 1,800 square foot tasting room, to be open six days per week from 10:00 to 5:00.
  - c. An accessory restaurant with up to 400 square feet of dinning area to be contained within the tasting room space.
  - d. Conversion of an existing two-story agricultural building of approximately 4,000 square feet into a bed & breakfast to include four guest rooms, a small food preparation area, a reception area, and a sitting area.
  - e. A 20-space parking lot (not including area for events parking), and a request to modify parking lot construction standards to allow gravel surfacing instead of chip seal.
  - f. Approximately 3/4 acre of outdoor use area (including lawns, patios, and outdoor work area to the rear of the winery).
  - g. Up to 30 events per year with up to 100 people at each event.
  - h. A modification of the Land Use Ordinance standards to allow the bed & breakfast to occupy two buildings, instead of a single building as requested by the Land Use Ordinance.
2. The bed & breakfast, accessory restaurant, and tasting room shall be operated as accessory uses to the adjacent winery. Should the winery close or otherwise cease to operate for more than a one year period, the bed & breakfast, restaurant, and tasting room shall no longer operate.
3. All development shall be consistent with the approved site plan, floor plans, and architectural elevations.

**Events**

4. Commercial outdoor entertainment activities are subject to the permit requirements and standards of Chapter 6.56 of the County Code (Temporary Commercial Outdoor Entertainment Licenses).
5. The applicant shall limit events to the following:
  - a. A maximum of thirty (30) events with up to 100 people in any calendar year.
  - b. Events to last no more than one day each.
  - c. Events to occur between 11:00 a.m. and 10:00 p.m.
6. All solid waste from the events shall be removed from the site to an approved solid waste disposal site within five days of the close of each event. The applicant shall remove any temporary structures, signs and equipment used in the event, or store the same in the existing structures.
7. The site shall be kept clean and free of trash and debris during all the events and such

materials shall be prevented from passing onto neighboring properties or public roadways.

8. The property owner shall provide portable toilet facilities during events as required by the County Health Department.
9. A food handling permit shall be obtained by each dispenser of food from the County Health Department.
10. Exterior lighting related to the events shall be turned off one hour after the end of each event.
11. Event noise shall not exceed the noise limits set forth in the County Noise Element (i.e., maximum of 70 dB, 65 dB for impulsive noise, both as measured at the receiver site property line).
12. All combustible material shall be removed from the events parking areas prior to their use.
13. For events parking, the applicant shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site when the events parking areas are in use. Reclaimed (nonpotable) water should be used whenever possible.
14. Events shall be canceled whenever rain, irrigation, or other sources make the major event parking unusable.
15. Parking is not allowed along Highway 101 or any other public roadway.
16. The property owner shall notify each of the following agencies of any event projected to attract more than 75 people. Notification should preferably be at least 90 days before the date of the event, and shall include a description of the date, time, location, and type of event(s).
  - a. California Highway Patrol (Templeton Office)
  - b. County Sheriff's Department
  - c. Caltrans
  - d. County Department of Planning and building
  - e. County Fire Department/ CDF
  - f. County Health Department
  - g. Paso Robles Police Department

### **Noise**

17. The project shall comply with the noise limits set forth in the County Noise Element: 7 a.m. to 10 p.m. (daytime), noise levels at the project property line shall not exceed an hourly average of 50 dB, with a maximum level of the 70 dB, and a maximum impulsive noise level of 65 dB. From 10 p.m. to 7 a.m. (nighttime) noise levels at the project property line shall not exceed an hourly average of 45 dB, with a maximum level of 65 dB, and a maximum impulsive noise level of 60 dB.

### **Fire Safety**

18. **At the time of application for any construction permit**, the developer shall include the following fire safety requirements on the project plans. Such measures shall include, but not

be limited to:

- a. Unobstructed fire lanes of 20 feet in width, within 150 feet of all buildings.
- b. Fire hydrants within 150 feet of all outside portions of buildings, capable of providing flows are required by the Uniform Fire Code.
- c. Portable fire extinguishers in compliance with the 1994 Uniform Fire Code.

19. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

20. The applicant shall operate the facilities in full compliance with the fire safety requirements specified by the County Fire Department.

### **Water Quality**

21. Winery process liquid waste generated by the future winery operations must be discharged to an approved septic system approved by the Regional Water Quality Control Board, as shown on the proposed site plan. Prior to discharge of winery waste water in excess of 2,500 gallons per day, the applicant shall obtain approval and/or permits from the Regional Water Quality Control Board. In no case shall winery waste water be discharged into a stream or other surface water.

22. Solid vegetable waste from the winery (pomace), shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.

### **Cultural Resources**

23. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

### **Visual/ Aesthetic Resources**

24. **Prior to the erection of any new sign(s)**, the applicant shall prepare a comprehensive sign plan indicating the location and size of all proposed signs for review and approval of the Planning Department. The sign plan shall be in conformance with Section 22.04.310-320 of the Land Use ordinance. Signing is limited to a maximum aggregate area of 100 square feet on-site, which includes one 60 square foot (maximum) monument sign; and, up to two off-premise signs of up to 32 square feet each consistent with Section 22.04.310-320. If lighted, signs are to be indirectly lighted by stationary, shielded light sources, directed solely at the

sign. Internally illuminated signs are not authorized.

- a. Until left turn channelization is completed, all winery signs visible from public roads shall clearly state that the facility is not open to the public.

25. **At the time of application for construction permits**, the applicant shall provide an exterior lighting proposal. The proposal shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Highway 101 or any other location off of the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.
26. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall request an on-site lighting inspection, to verify that all lights have been installed in compliance with the approved plans.
27. **At the time of application for construction permits**, the applicant shall clearly delineate the location and visual treatment of any additional water tanks on the project plans. The tanks shall be a neutral, noncontrasting color, and landscape screening shall be provided.
28. The tasting room/ restaurant building shall be compatible with the architectural style of the existing bed & breakfast building, shall use the same or similar roofing material and shall be painted using the same colors and color scheme as the existing building.
29. Long-term outdoor winery storage areas shall be screened by solid fencing and shall not be higher than the associated solid fence screening, unless the storage area is not visible from Highway 101, San Marcos Road or from other properties.
30. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall implement the proposed landscaping plan. The landscaping plan shall provide for 50% screening (from Highway 101) of all project buildings at plant maturity. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building, stating that the planting has been completed.

#### **Health Department Conditions**

31. **Prior to operation of the facility**, the applicant shall obtain the appropriate Health Department permits. The Health Department will require the following information:
  - a. Anticipated amount of waste water discharge from production and domestic waste.
  - b. The location of water well(s) in relation to waste water discharge area(s).
  - c. Operational plans for pomace and solid waste disposal.
  - d. A vector control plan addressing insect and rodent control.

#### **Traffic**

32. **Prior to final inspection and operation of the bed & breakfast, tasting room, restaurant, events, or any other facet of the project open to the public**, the applicant shall make

improvements to State Highway 101, including but not limited to left turn channelization, to the satisfaction of the California Department of Transportation (Caltrans).

33. The applicant shall obtain an encroachment permit from Caltrans for all work to be done in the state right-of-way.

#### **Building Permits**

34. **Prior to issuance of any building permits**, the applicant shall obtain County building division approval of plans prepared by a California-licensed architect or engineer of record. The plans shall address uniform code for structural and life safety, including but not limited to conformance with California State Title 24 accessibility and energy requirements. The project architect or engineer is encouraged to schedule a preliminary meeting with County building officials to review these requirements and the project's schematic design prior to submittal of detailed project plans.

#### **Clarification of Project Site**

35. **Prior to final inspection**, the applicant shall execute and record a covenant and agreement restricting use of the property, in a form approved by County Counsel, agreeing to the use of the entire property as a single site and restricting the conveyance thereof under Title 22 of the San Luis Obispo County Code. Provided, however, that if a lot line adjustment is approved and finalized reconfiguring the property so that the winery building is located on a single legal parcel, then the covenant and agreement of this condition will not be required.

2-14

# Staff Report

San Luis Obispo County Department of Planning and Building

---

**DATE:** SEPTEMBER 13, 2001

**TO:** PLANNING COMMISSION

**FROM:** JOHN FARHAR, PLANNER III

**SUBJECT:** TRAYLOR WINERY, TASTING ROOM, BED & BREAKFAST, RESTAURANT AND EVENTS DEVELOPMENT PLAN; (D010031D)

- ATTACHMENTS:**
1. Exhibit A – Findings
  2. Exhibit B – Conditions of Approval
  3. Graphics/Maps
  4. Negative Declaration
  5. Referrals and Responses

## SUMMARY

This development plan application is the resubmittal of a previously approved (May 1999) development plan (D950184D) for the applicant. The previous approval expired in May of this year and would have been eligible for time extensions if such requests had been received prior to the expiration date as required in the Title 22. The project under consideration is nearly identical to the previously approved project and the circumstances surrounding the project site have not significantly changed in the intervening period.

The applicant is proposing to convert a portion of an existing barn into a 3,960 square foot winery, convert a 4,000 square foot agricultural building into a 4-unit bed & breakfast facility, replace an existing single family residence with a new residence to serve as the bed & breakfast caretaker's residence, construct a new 1,800 square foot building to house a wine tasting room and a 400 square foot restaurant, and to hold up to 30 events with up to 100 people at each event. The project includes requests to modify land use ordinance standards to allow the bed & breakfast to occupy two buildings, instead of a single building, and to allow a gravel parking lot surface instead of a chip seal surface. The project is located on Highway 101, between Wellsona and San Miguel.

## RECOMMENDATION

1. Approve the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act; Public Resources Code Section 21000 et seq. and adopt the resolution approving Development Plan D000231D based on the findings in Exhibit "A" and the conditions in Exhibit "B."

## PROJECT DESCRIPTION

- Proposal: The specific elements of the proposal include:
- 1) Winery. 3,960 square feet, convert part of an existing agricultural building.
  - 2) Tasting Room. 1,800 square feet open six days/ week from 10:00am to 5:00pm.
  - 3) Accessory Restaurant. 400 square feet of the dinning area to be contained within the tasting room space.
  - 4) Bed & Breakfast. Conversion of an existing two-story agricultural building of approximately 4,000 square feet, to include four guest rooms, small food preparation area, and sitting area.
  - 5) Parking Lot. 20 spaces (not including area for events parking), and a request to modify parking lot construction standards to allow gravel surfacing instead of chip seal.
  - 6) Outdoor Use Area. Approximately 3/4 acre (including lawns, patios, and outdoor work area to the rear of the winery).
  - 7) Events. Up to 30 events/year with up to 100 people at each event.
  - 8) Modification of the Land Use Ordinance Standards. Allow the bed & breakfast to occupy two buildings, instead of a single building as required by the land use ordinance.
- Location: Th project site is located on the east side of the highway 101 (at 7750 Highway 101), approximately ½ mile south of San Marcos Road, south of the community of San Miguel, in the Salinas River Planning Area (APN: 027-145-025) **Supervisory District No. 1.**
- General Plan: Agriculture
- Area Standards: F1- Selective placement of buildings to preserve agricultural soils

## ENVIRONMENTAL SETTING

Existing Uses and Improvements: The property is currently developed with two single family residences, a guest house, farm support quarters, agricultural accessory structures, and vineyards.

Surrounding Zoning and Uses:

North: Vineyards; Agriculture

South: Single family residences and grazing; Agriculture

East: Single family residences and grazing; Agriculture & Residential Suburban

West: Grazing; Agriculture

Parcel Size: 43.0 acres

Topography: Nearly level to gently sloping (0% to 10% slope)

Vegetation: Grasses; forbs; grape vines; ornamentals

Water: On site well(s)

Sewage Disposal: On site septic systems

Fire Protection: CDF/San Miguel FPD

Acceptance Date: August 10, 2001

### **ENVIRONMENTAL DETERMINATION:**

This resubmitted project was found consistent with the Negative Declaration that was approved with the previous project (D950184D) May 13, 1999 (ED97-874). Mitigation measures addressing impacts related to traffic, public safety, noise, fire safety, water quality, cultural resources, visual impacts, public health, and air quality have been agreed to by the applicant with previous approval and have been incorporated into this project's conditions of approval (see Exhibit B and attached previous Negative Declaration).

### **ORDINANCE COMPLIANCE**

Section 22.08.261 a.1.(i) provides for the establishment of a bed and breakfast in the Agriculture category "with an existing conforming visitor serving facility (eg. wineries, riding stables, health resorts), it may be established in one structure, with an exterior design style that is residential or agricultural in appearance, built expressly for a bed and breakfast facility where such facility so approved with a Minor Use Permit."

The proposal includes a request to establish the bed and breakfast within two structures rather than the one structure described above. The other provisions of the ordinance are satisfied.

### **PROJECT EVALUATION**

#### **Background**

The approximate 43 acre site lies on the west side of Highway 101 at the top of a rise just south of San Marcos Road. The applicant has recently constructed a new residence on the southern portion of the property, and has developed vineyards over most of the remainder of the plantable area. The old home/ranch complex on the property includes one of the older barns that is proposed to be converted to a winery, with the older house to be replaced by the new caretaker's residence for the project. The building proposed to be converted into the bed & breakfast was constructed in 1994/95.

#### **Issue Discussion**

##### ***Secondary Uses***

The secondary uses proposed for the site essentially include the bed & breakfast, the accessory



restaurant and tasting room, the caretaker's residence, and the events. The primary use is the winery.

Each of the secondary uses is allowed in the agriculture land use category, subject to the standards and permitting requirements of the land use ordinance. With respect to secondary uses, the land use ordinance states that an accessory restaurant must be "clearly secondary and incidental in nature and size to the existing visitor serving use." The adopted Agriculture and Open Space Element of the General Plan repeats this admonition, and applies it to all secondary uses in the Agriculture land use category. Since the tasting room and the bed & breakfast are allowed only in conjunction with an existing visitor serving use (the winery), it is clear that the "secondary and incidental" standard/policy also applies to the tasting room and the bed & breakfast.

With respect to accessory restaurants and bed & breakfasts, the Land Use Ordinance provides guidance for these types of secondary uses in the Agriculture land use category. Except for the request to allow the bed & breakfast to occupy two structures instead of one, the project generally complies with the size, location, and general intensity standards set forth in the Land Use Ordinance. Further, at four rooms the bed & breakfast is half the size allowed in the Land Use Ordinance (eight rooms), and the restaurant, at 400 square feet of dinning area is substantially smaller than allowed (1,000 square feet of dinning area is allowed). Therefore, the secondary uses appear to comply with a reasonable interpretation of "secondary and incidental."

### ***Traffic***

The project is located along side Highway 101, with direct access to the Highway. Caltrans has reviewed the proposal and indicated that improvements to the driveway intersection with the Highway will be required. Such improvements will include lengthening the north bound left turn lane, and potentially minor changes in the alignment of the project driveway. The project has been conditioned to make the necessary roadway improvements before any of the facets of the project open to the public can operate.

### ***Visual & Aesthetic***

The project is set in a highly visible location adjacent to Highway 101, which is a heavily-traveled roadway. The bed & breakfast building is sited in full view of both northbound and southbound travelers. The site is within the area covered by the Highway Corridor Design Standards in the Salinas River Area Plan. The design standards apply to "residential structures, residential accessory buildings, residential access roads, specified agricultural accessory buildings and signs..." (The project does not contain one of the "specified agricultural accessory structures.") However, because the project is subject to a discretionary permit, it is appropriate to consider its aesthetic effects.

A visual analysis of the site was conducted in conjunction with the previous lot line adjustment application. That analysis found that the most sensitive visual locations on the site were behind and above the current project location, and mitigation measures for those other sites were recommended. However, because of the size and height of the building proposed to be converted into the bed & breakfast (two stories), and the proposed expansion of the existing building complex, it is appropriate to require a degree of landscape screening in order to better blend the

project into the area and soften its visual appearance. Therefore, the project has been conditioned to provide landscaping that will provide 50% screening at plant maturity, consistent with the Highway Corridor Design Standards.

### **Inter-Agency Review**

The proposed project was referred to the following other agencies and County departments for their review and comment. Copies of all comment letters are attached to the staff report.

#### ***Agricultural Commissioner's Office***

Areawide standard F1 requires selective placement of new buildings to preserve and protect agriculturally productive soils. The project will not result in the loss of planted vineyards because it is located within the area that has traditionally been used as a home/ranch headquarters. The County Agricultural Commissioner's office has also reviewed the proposed project and concluded that the buildings, associated activities, and access roads would not result in significant impacts to agricultural resources.

#### ***County Fire Department/CDF***

The County Fire Department/CDF has provided comments and requirements for the project in an April 19, 1996 letter (copy of the letter attached). The Fire Department's requirements are based on Uniform Fire Code standards; no exceptional requirements or exceptions to standard requirements are noted.

#### ***Other Agencies***

The project was also referred to a number of other agencies, which have either included comments (see attached letter) or did not respond to the referral.

*Staff report prepared by John Farhar  
and Reviewed by Kami Griffin*

**EXHIBIT A**  
**FINDINGS – D010031D**

**Environmental Determination**

- A. On the basis of the Initial Study, Negative Declaration and all comments received, there is substantial evidence that the project will have a significant effect on the environment.

**Development Plan**

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a winery, tasting room, accessory restaurant, bed & breakfast, caretaker's residence, and events are permitted uses in the Agriculture category with approval of a Development Plan.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because the project will be built and operated in conformance with the required building permits, this Development Plan, Uniform Fire Code, and other applicable regulations.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because a winery, tasting room, accessory restaurant, bed & breakfast, caretaker's residence, and events are facilities normally provided and expected in an agricultural area and because compliance with the conditions of this Development Plan will help to ensure that the project will have minimal impact on the community.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because Highway 101, which will serve the daily traffic for the project, is a principal arterial roadway, capable of handling all operational traffic generated by this use.
- G. Including the bed and breakfast and the caretaker's unit in a single building is not necessary because combining all of these elements on the bed and breakfast into a single building at this location would result in a building that is out of scale with the surrounding development, both on and off-site.
- H. Modification of parking lot standards to allow a gravel surface on the parking lot instead of the chip seal is acceptable because the site is located in a semi-rural area and will receive a low volume of traffic; the alternative parking lot surface will adequately accommodate the parking needs of the project; and the use of the gravel parking lot at this location will not result in traffic safety problems because the parking lot is removed and separated from the public highway by a paved driveway of sufficient length to ensure that gravel and stones do not migrate onto the public road.

**EXHIBIT B**  
**CONDITIONS OF APPROVAL -D010031D**

**Approved Development**

1. This approval authorizes:
  - a. Conversion of a portion of an existing agricultural building into a 3,960 square foot winery.
  - b. Construction and operation of a new 1,800 square foot tasting room, to be open six days per week from 10:00 to 5:00.
  - c. An accessory restaurant with up to 400 square feet of dinning area to be contained within the tasting room space.
  - d. Conversion of an existing two-story agricultural building of approximately 4,000 square feet into a bed & breakfast to include four guest rooms, a small food preparation area, a reception area, and a sitting area.
  - e. A 20-space parking lot (not including area for events parking), and a request to modify parking lot construction standards to allow gravel surfacing instead of chip seal.
  - f. Approximately 3/4 acre of outdoor use area (including lawns, patios, and outdoor work area to the rear of the winery).
  - g. Up to 30 events per year with up to 100 people at each event.
  - h. A modification of the Land Use Ordinance standards to allow the bed & breakfast to occupy two buildings, instead of a single building as requested by the Land Use Ordinance.
2. The bed & breakfast, accessory restaurant, and tasting room shall be operated as accessory uses to the adjacent winery. Should the winery close or otherwise cease to operate for more than a one year period, the bed & breakfast, restaurant, and tasting room shall no longer operate.
3. All development shall be consistent with the approved site plan, floor plans, and architectural elevations.
4. At least 75% of the wine used or sold in the tasting room shall have been produced on-site.

**Events**

5. Commercial outdoor entertainment activities are subject to the permit requirements and standards of Chapter 6.56 of the County Code (Temporary Commercial Outdoor Entertainment Licenses).
6. The applicant shall limit events to the following:
  - a. A maximum of thirty (30) events with up to 100 people in any calendar year.
  - b. Events to last no more than one day each.
  - c. Events to occur between 11:00 a.m. and 10:00 p.m.
7. All solid waste from the events shall be removed from the site to an approved solid waste disposal site within five days of the close of each event. The applicant shall remove any temporary structures, signs and equipment used in the event, or store the same in the existing structures.

8. The site shall be kept clean and free of trash and debris during all the events and such materials shall be prevented from passing onto neighboring properties or public roadways.
9. The property owner shall provide portable toilet facilities during events as required by the County Health Department.
10. A food handling permit shall be obtained by each dispenser of food from the County Health Department.
11. Exterior lighting related to the events shall be turned off one hour after the end of each event.
12. Event noise shall not exceed the noise limits set forth in the County Noise Element (i.e., maximum of 70 dB, 65 dB for impulsive noise, both as measured at the receiver site property line).
13. All combustible material shall be removed from the events parking areas prior to their use.
14. For events parking, the applicant shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site when the events parking areas are in use. Reclaimed (nonpotable) water should be used whenever possible.
15. Events shall be canceled whenever rain, irrigation, or other sources make the major event parking unusable.
16. Parking is not allowed along Highway 101 or any other public roadway.
17. The property owner shall notify each of the following agencies of any event projected to attract more than 75 people. Notification should preferably be at least 90 days before the date of the event, and shall include a description of the date, time, location, and type of event(s).
  - a. California Highway Patrol (Templeton Office)
  - b. County Sheriff's Department
  - c. Caltrans
  - d. County Department of Planning and building
  - e. County Fire Department/ CDF
  - f. County Health Department
  - g. Paso Robles Police Department

**Noise**

18. The project shall comply with the noise limits set forth in the County Noise Element: 7 a.m. to 10 p.m. (daytime), noise levels at the project property line shall not exceed an hourly average of 50 dB, with a maximum level of the 70 dB, and a maximum impulsive noise level of 65 dB. From 10 p.m. to 7 a.m. (nighttime) noise levels at the project property line shall not exceed an hourly average of 45 dB, with a maximum level of 65 dB, and a maximum impulsive noise level of 60 dB.

### **Fire Safety**

19. **At the time of application for any construction permit**, the developer shall include the following fire safety requirements on the project plans. Such measures shall include, but not be limited to:
- Unobstructed fire lanes of 20 feet in width, within 150 feet of all buildings.
  - Fire hydrants within 150 feet of all outside portions of buildings, capable of providing flows are required by the Uniform Fire Code.
  - Portable fire extinguishers in compliance with the 1994 Uniform Fire Code.
20. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
21. The applicant shall operate the facilities in full compliance with the fire safety requirements specified by the County Fire Department.

### **Water Quality**

22. Winery process liquid waste generated by the future winery operations must be discharged to an approved septic system approved by the Regional Water Quality Control Board, as shown on the proposed site plan. Prior to discharge of winery waste water in excess of 2,500 gallons per day, the applicant shall obtain approval and/or permits from the Regional Water Quality Control Board. In no case shall winery waste water be discharged into a stream or other surface water.
23. Solid vegetable waste from the winery (pomace), shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.

### **Cultural Resources**

24. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

### **Visual/ Aesthetic Resources**

25. **Prior to the erection of any new sign(s)**, the applicant shall prepare a comprehensive sign plan indicating the location and size of all proposed signs for review and approval of the Planning Department. The sign plan shall be in conformance with Section 22.04.310-320 of

the Land Use ordinance. Signing is limited to a maximum aggregate area of 100 square feet on-site, which includes one 60 square foot (maximum) monument sign; and, up to two off-premise signs of up to 32 square feet each consistent with Section 22.04.310-320. If lighted, signs are to be indirectly lighted by stationary, shielded light sources, directed solely at the sign. Internally illuminated signs are not authorized.

- a. Until left turn channelization is completed, all winery signs visible from public roads shall clearly state that the facility is not open to the public.
26. **At the time of application for construction permits**, the applicant shall provide an exterior lighting proposal. The proposal shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Highway 101 or any other location off of the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.
27. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall request an on-site lighting inspection, to verify that all lights have been installed in compliance with the approved plans.
28. **At the time of application for construction permits**, the applicant shall clearly delineate the location and visual treatment of any additional water tanks on the project plans. The tanks shall be a neutral, noncontrasting color, and landscape screening shall be provided.
29. The tasting room/ restaurant building shall be compatible with the architectural style of the existing bed & breakfast building, shall use the same or similar roofing material and shall be painted using the same colors and color scheme as the existing building.
30. Long-term outdoor winery storage areas shall be screened by solid fencing and shall not be higher than the associated solid fence screening, unless the storage area is not visible from Highway 101, San Marcos Road or from other properties.
31. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall implement the proposed landscaping plan. The landscaping plan shall provide for 50% screening (from Highway 101) of all project buildings at plant maturity. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building, stating that the planting has been completed.

#### **Health Department Conditions**

32. **Prior to operation of the facility**, the applicant shall obtain the appropriate Health Department permits. The Health Department will require the following information:
  - a. Anticipated amount of waste water discharge from production and domestic waste.
  - b. The location of water well(s) in relation to waste water discharge area(s).
  - c. Operational plans for pomace and solid waste disposal.
  - d. A vector control plan addressing insect and rodent control.

**Traffic**

33. **Prior to final inspection and operation of the bed & breakfast, tasting room, restaurant, events, or any other facet of the project open to the public,** the applicant shall make improvements to State Highway 101, including but not limited to left turn channelization, to the satisfaction of the California Department of Transportation (Caltrans).
34. The applicant shall obtain an encroachment permit from Caltrans for all work to be done in the state right-of-way.

**Building Permits**

35. **Prior to issuance of any building permits,** the applicant shall obtain County building division approval of plans prepared by a California-licensed architect or engineer of record. The plans shall address uniform code for structural and life safety, including but not limited to conformance with California State Title 24 accessibility and energy requirements. The project architect or engineer is encouraged to schedule a preliminary meeting with County building officials to review these requirements and the project's schematic design prior to submittal of detailed project plans.

**Clarification of Project Site**

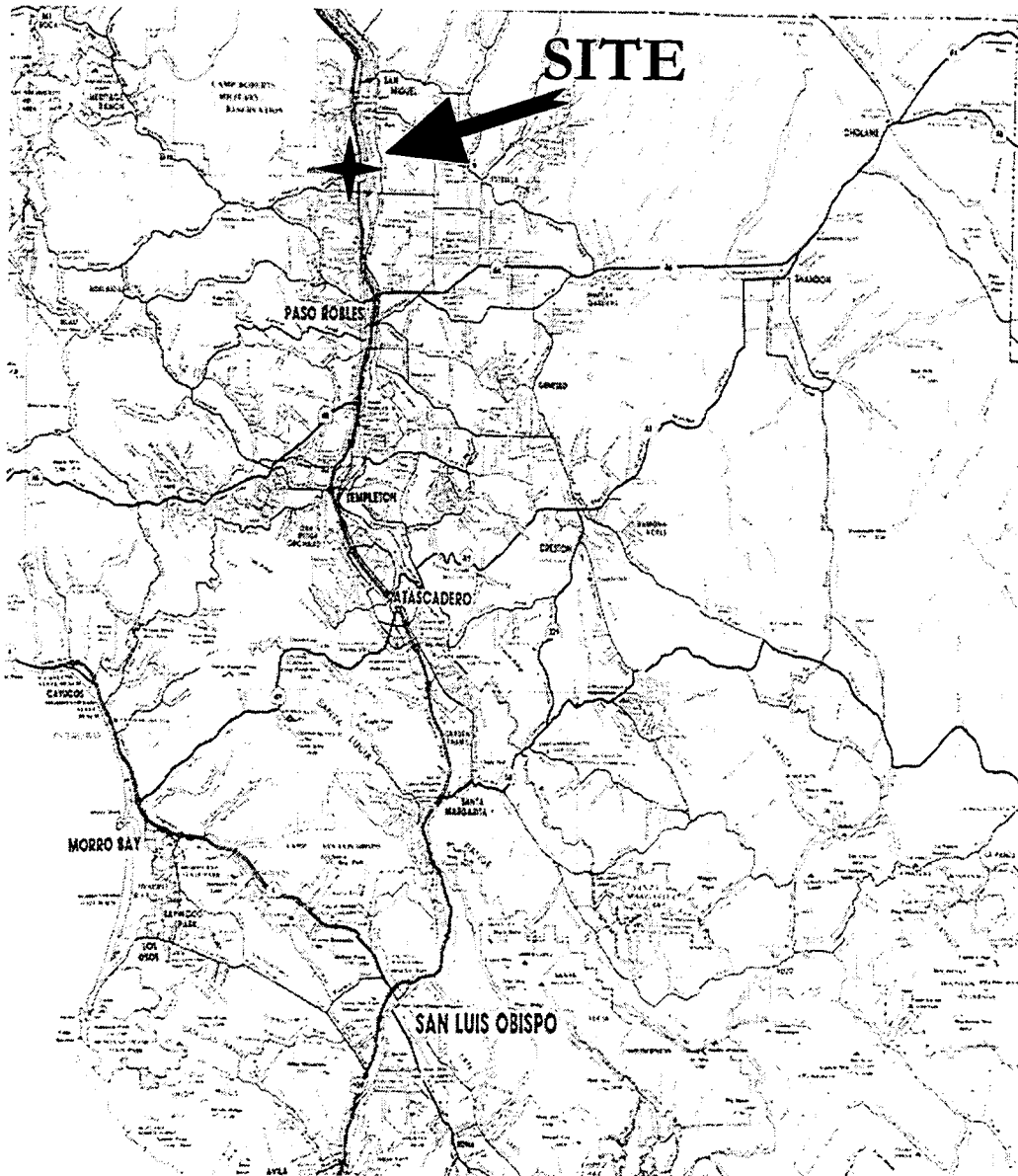
36. **Prior to final inspection,** the applicant shall execute and record a covenant and agreement restricting use of the property, in a form approved by County Counsel, agreeing to the use of the entire property as a single site and restricting the conveyance thereof under Title 22 of the San Luis Obispo County Code. Provided, however, that if a lot line adjustment is approved and finalized reconfiguring the property so that the winery building is located on a single legal parcel, then the covenant and agreement of this condition will not be required.



2-25

3-12

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



**PROJECT**  
Planning Commission  
Traylor/ D010031D (ED97-874)

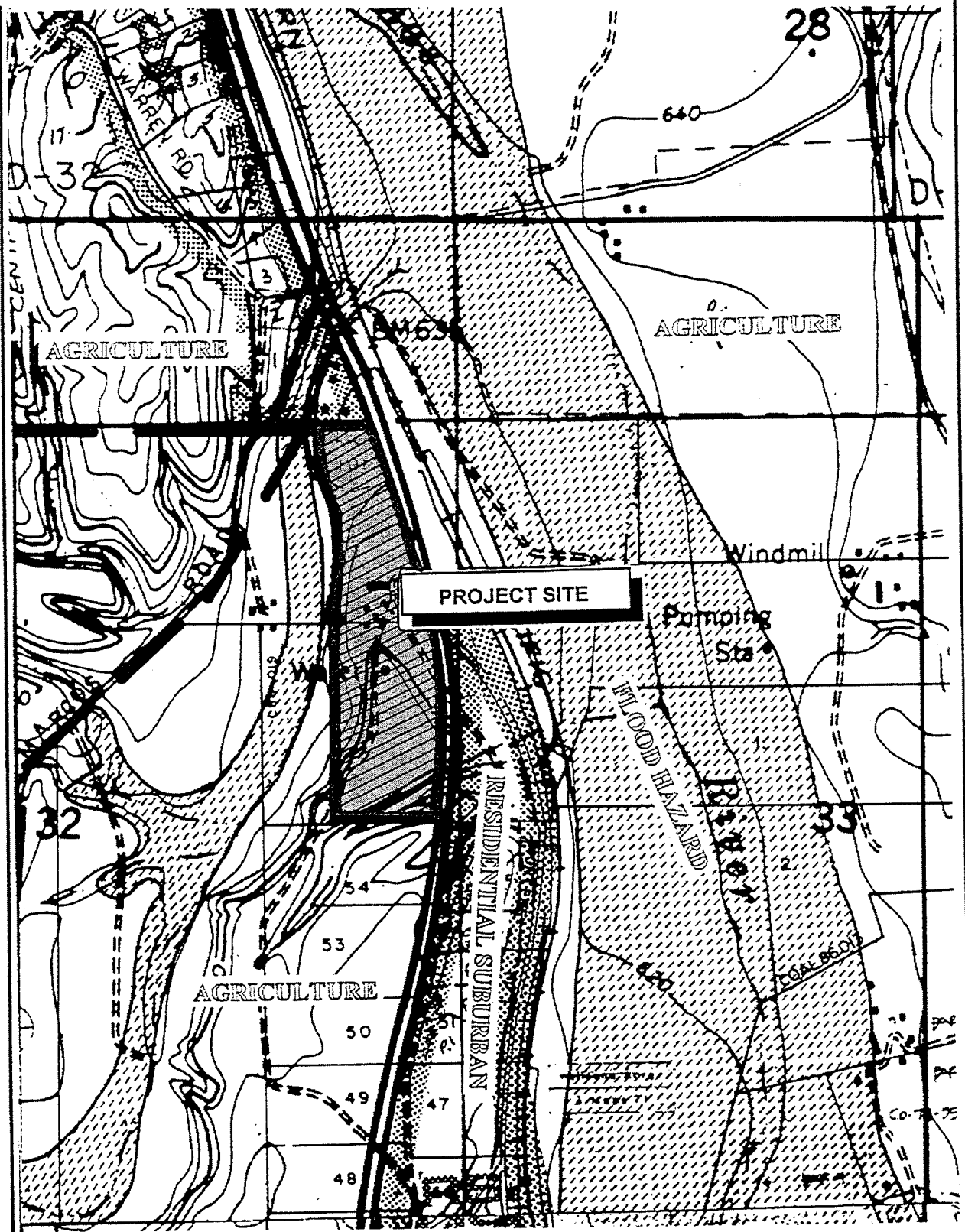


**EXHIBIT**  
Vicinity Map

2-26

3-13

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Planning Commission  
Traylor/ D010031D (ED97-874)



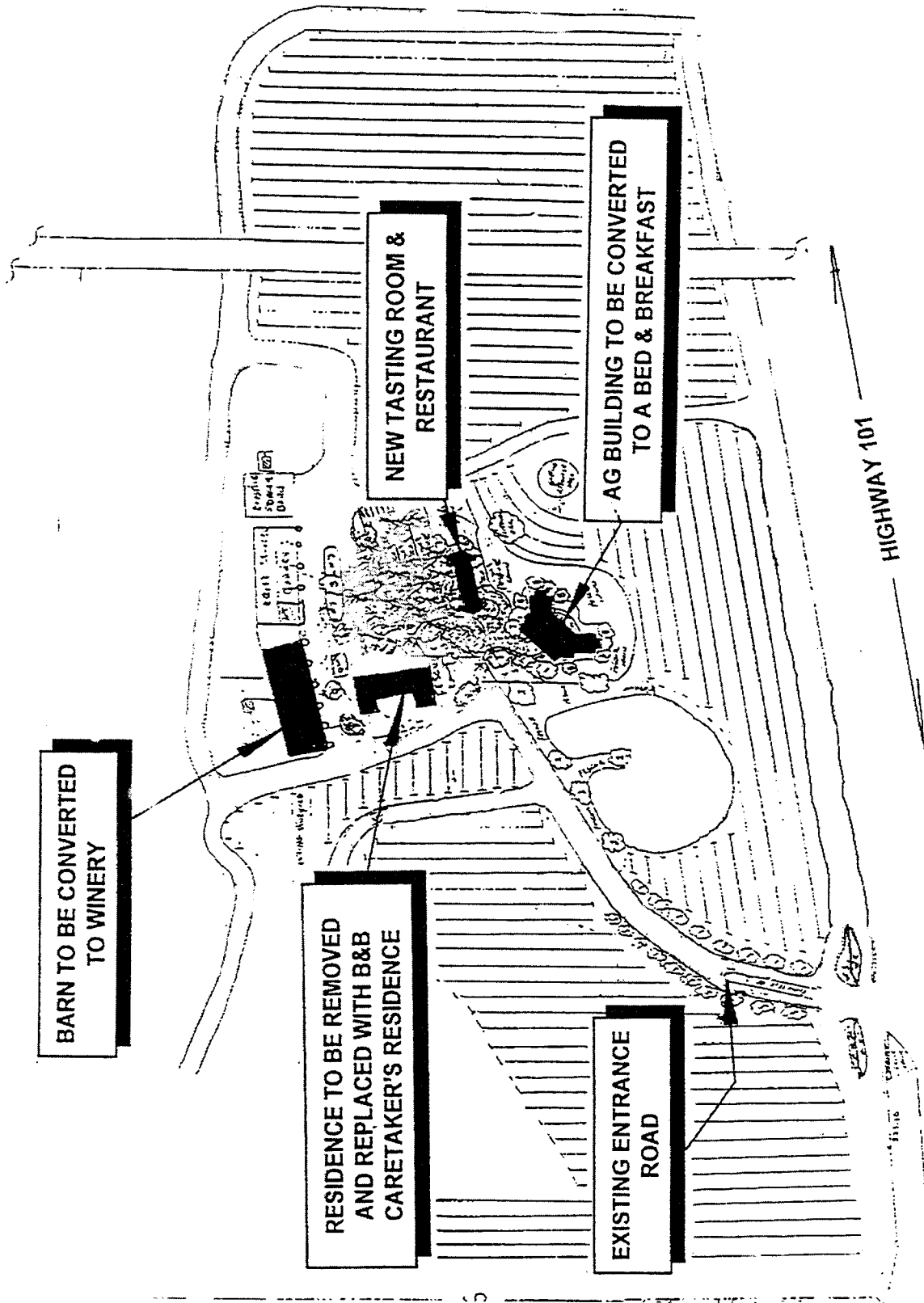
EXHIBIT

Land Use Category

2-27

3-14

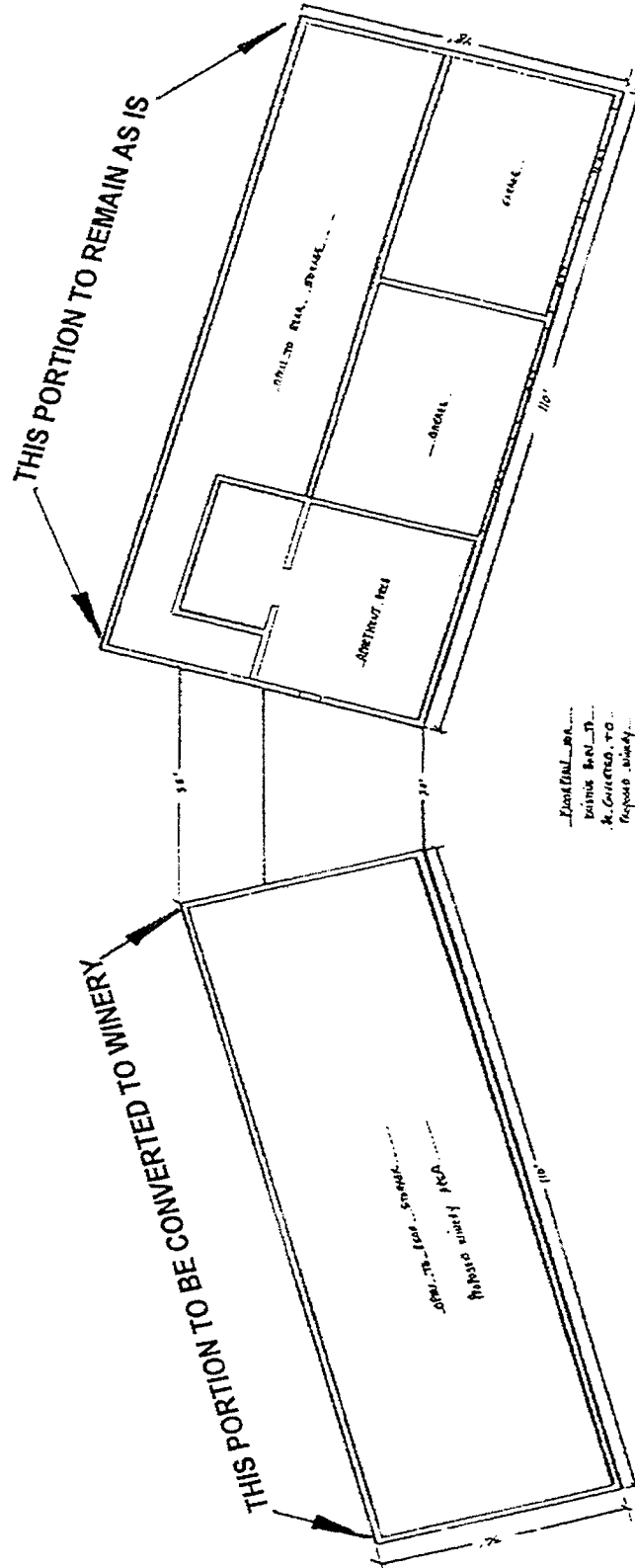
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



**PROJECT**  
Planning Commission  
Traylor/ D010031D (ED97-874)



**EXHIBIT**  
Site Plan



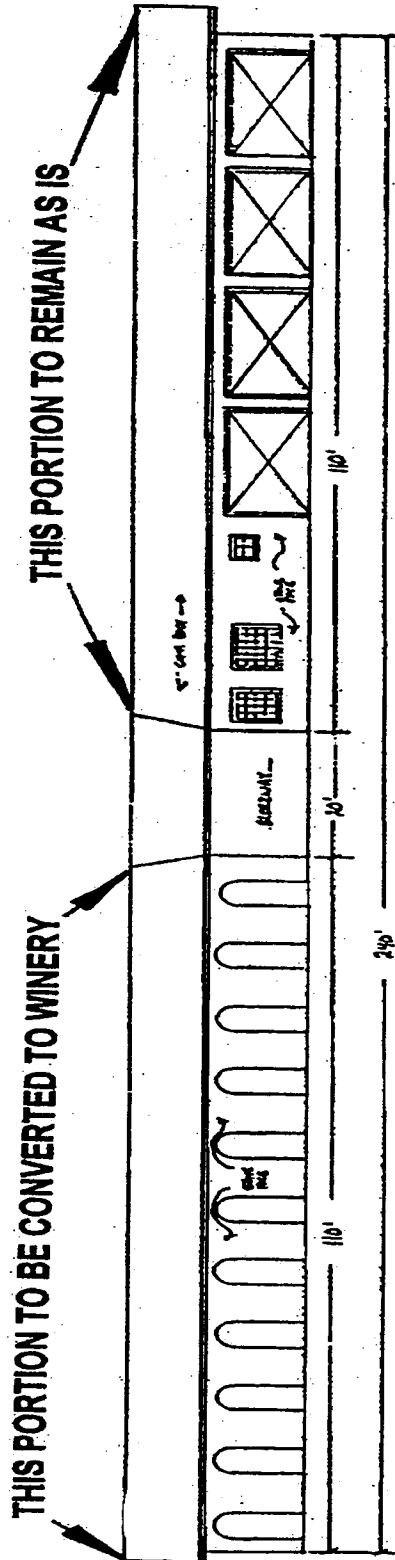
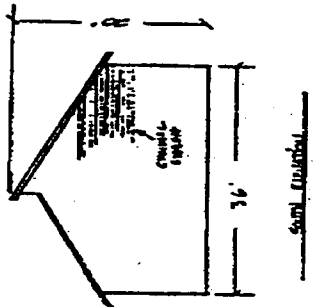
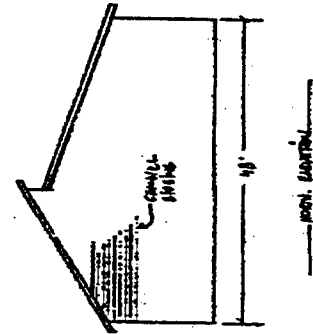
**PROJECT**  
Planning Commission  
Traylor/ D010031D (ED97-874)



**EXHIBIT**  
Winery Floor Plan

2-29

3-16



EAST ELEVATION



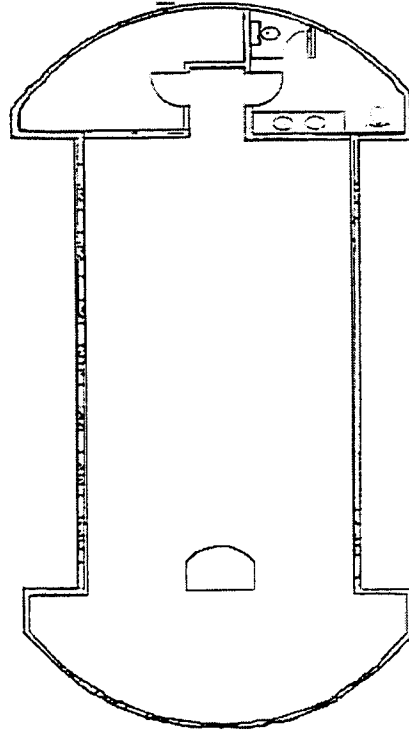
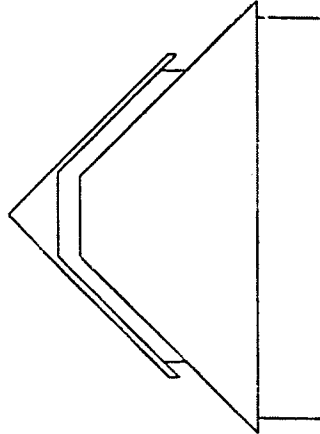
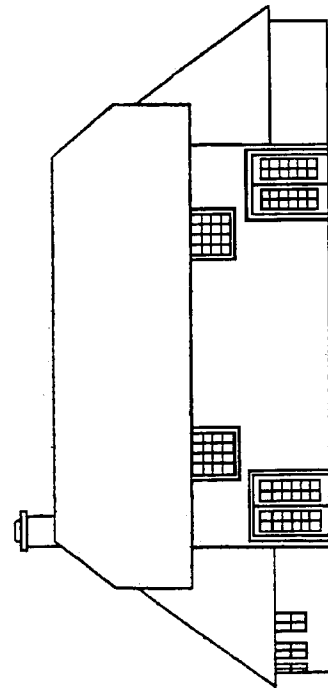
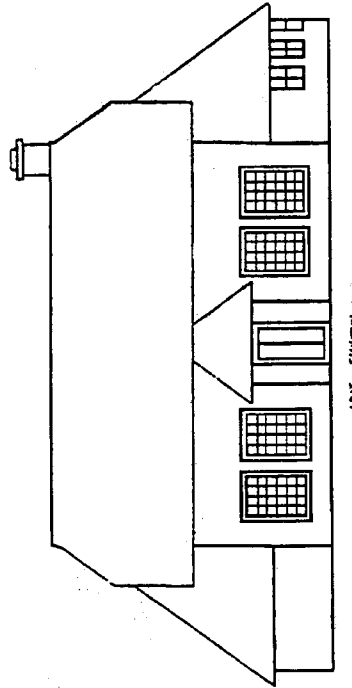
PROJECT

Planning Commission  
Traylor/ D010031D (ED97-874)



EXHIBIT

Winery Elevations



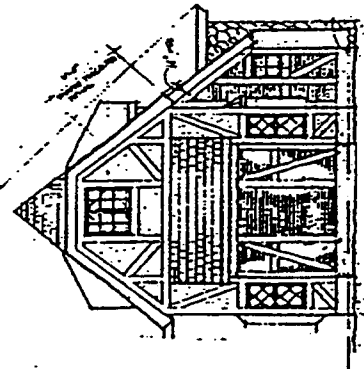
PROJECT

Planning Commission  
Traylor/ D010031D (ED97-874)



EXHIBIT

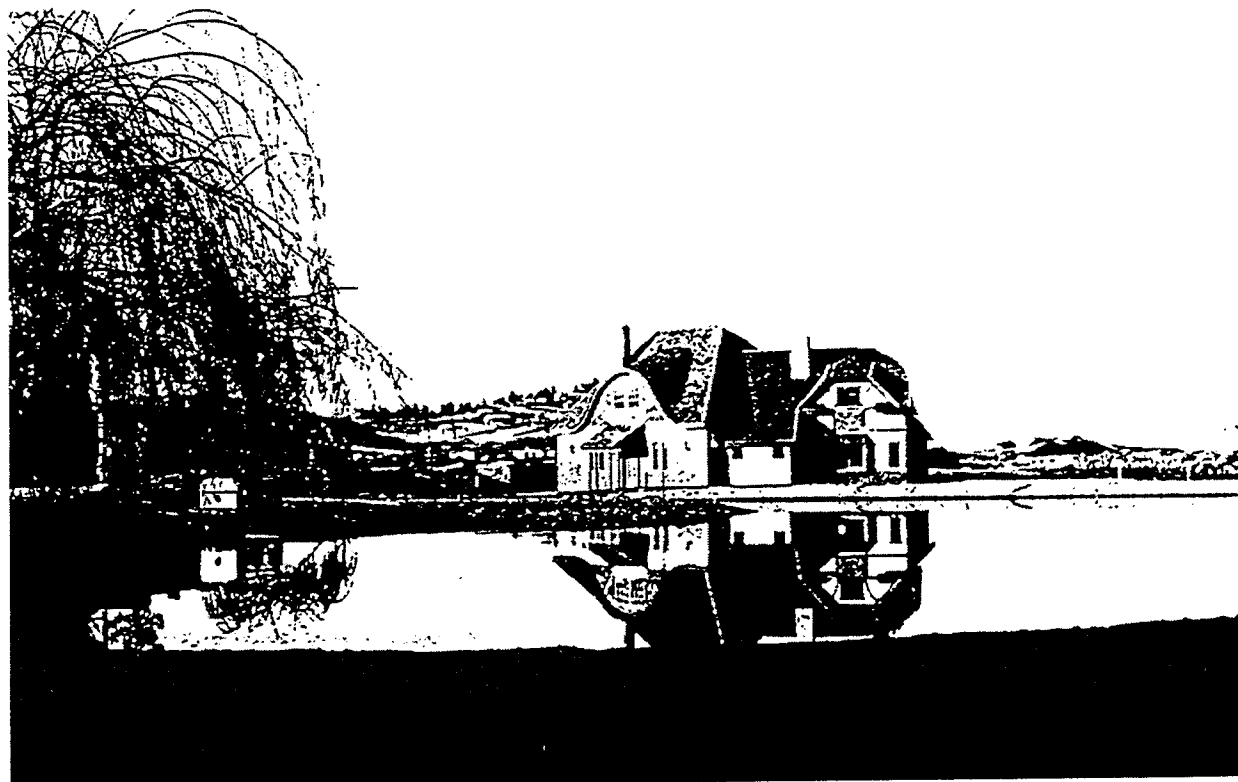
Tasting Room & Restaurant  
Floor Plan & Elevations



**Planning Commission**  
**Traylor/ D010031D (ED97-874)**



### Bed & Breakfast Elevations

**PROJECT**

Planning Commission  
Traylor/ D010031D (ED97-874)

**EXHIBIT**

Bed & Breakfast Photos



(ENDORSED)  
FILED

2-33

FOR OFFICIAL USE ONLY (mh)

3-20

MAY 28 1999

COUNTY OF SAN LUIS OBISPO  
NOTICE OF DETERMINATION AND  
NEGATIVE DECLARATION  
By C.M. CHRISTENSEN  
DEPUTY CLERK

ENVIRONMENTAL DETERMINATION NO. ED97-874

DATE: April 2, 1999

PROJECT DESCRIPTION

**APPLICANT/ENTITLEMENT:** Traylor Development Plan; D950184D

**PLANNING AREA:** Salinas River rural area

**LAND USE CATEGORY:** Agriculture

**SURROUNDING LUC'S:** Agriculture; Residential Suburban

**PARCEL SIZE:** Approximately 43 acres

**TOTAL AREA OF DISTURBANCE:** Approximately 1 acres

**LOCATION:** At 7750 Highway 101, south of San Marcos Road, south of the community of San Miguel

**PROPOSED USES/INTENT:** A request to: 1) convert an existing agricultural barn into a 3,960 square foot winery; 2) convert an accessory agricultural building into a four unit bed and breakfast; 3) construct an approximate 1,650 square foot tasting room with a 400 square foot accessory restaurant; and 4) hold up to 30 temporary events with up to 100 people at each event.

**APPLICANT:** Fling Traylor; Paso Robles, CA

ENVIRONMENTAL SETTING

**TOPOGRAPHY:** Gently sloping

**VEGETATION:** Grasses; forbs; ornamentals; vineyards

**SOIL TYPE:** Arbuckle fine sandy loam

**SOIL CHARACTERISTICS:** Moderately drained; moderate erodibility; low shrink-swell potential; may present some limitations to the percolation of sewage effluent due to slow percolation

**GEOLOGIC HAZARDS:** Low landslide potential; low to moderate liquefaction potential

**FIRE HAZARD:** Moderate

**WATER:** On-site well

**SEWAGE DISPOSAL:** On-site septic systems

**EXISTING USES:** Two single family residences; guest house; farm support quarters; agricultural accessory structures; vineyards

**SURROUNDING USES:** Scattered single-family residences; Highway 101; grazing

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 310, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On May 13, 1999, the San Luis Obispo County Board of Supervisors/Planning Commission Staff, having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

2-34

California Department of Fish and Game  
**CERTIFICATE OF FEE EXEMPTION**  
 De Minimis Impact Finding

PROJECT TITLE & NUMBER: Taylor Development Plan; ED 97-874(D950184D)

**Project Applicant**

Name: Fling Taylor  
 Address: 7750 Highway 101  
 City, State, Zip Code: Paso Robles, CA 93446  
 Telephone #: (805) 467-2670

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

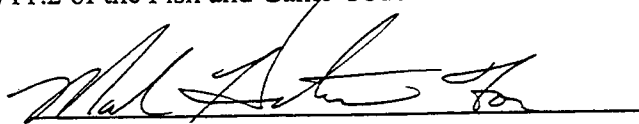
**FINDINGS OF EXEMPTION:**

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ( ) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ✓ ( ) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ( ) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. \_\_\_\_\_.
- ( ) Other: \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
 Ellen Carroll, Environmental Coordinator  
 County of San Luis Obispo

Date: 3/22/99

2-35  
3-22

**COUNTY OF SAN LUIS OBISPO**  
**INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** Traybe Development Plan; ED97-874 (D950184D)

**Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

**Initial Study Reference and Agency Contacts:** The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- |   |   |
|---|---|
| • Project File for the Subject Application                              | • Archaeological Resources Map  |
| • County General Plan (Inland & Coastal, including all maps & elements) | • Natural Resources Conservation Service Soil Survey for SAN LUIS OBISPO County |
| • County Land Use Ordinance   | • Flood Hazard Maps   |
| • Area of Critical Concerns Map   | • Airport Land Use Plans  |
| • Fire Hazard Severity Map  | • Other special studies, reports and existing EIRs as appropriate               |
| • Natural Species Diversity Database                                    |   |
| • Areas of Special Biological Importance Map                            |   |

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> County Engineering Department             | <input type="checkbox"/> CA Department of Fish and Game             |
| <input checked="" type="checkbox"/> County Environmental Health Division      | <input checked="" type="checkbox"/> CA Department of Forestry       |
| <input checked="" type="checkbox"/> County Planning Division                  | <input checked="" type="checkbox"/> CA Department of Transportation |
| <input checked="" type="checkbox"/> County Agricultural Commissioner's Office | <input type="checkbox"/> Regional Water Quality Control Board       |
| <input type="checkbox"/> County Airport Manager                               | <input type="checkbox"/> CA Coastal Commission                      |
| <input type="checkbox"/> Airport Land Use Commission                          | <input type="checkbox"/> _____ Community Service District           |
| <input type="checkbox"/> Air Pollution Control District                       | <input type="checkbox"/> Other _____                                |
| <input type="checkbox"/> County Sheriff's Department                          |   |

**Checklist Identification of Mitigations for Potential Impacts:** The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1=Potentially Significant Impact  
2=Impact Can & Will be Mitigated  
3=Insignificant Impact  
4=Not Applicable

#### I. BIOLOGICAL RESOURCES

- |  | 1   | 2   | 3   | 4   |
|--|-----|-----|-----|-----|
| A. Wildlife                                    | ( ) | ( ) | (✓) | ( ) |
| B. Vegetation                                  | ( ) | ( ) | (✓) | ( ) |
| C. Habitat Area                                | ( ) | ( ) | (✓) | ( ) |
| D. Rare and/or Endangered Species              | ( ) | ( ) | (✓) | ( ) |
| E. Unique or Fragile Biotic Community          | ( ) | ( ) | ( ) | (✓) |
| F. State Area of Special Biological Importance | ( ) | ( ) | ( ) | (✓) |
| G. Riparian/Wetland Area                       | ( ) | ( ) | ( ) | (✓) |
| H. Other: _____                                | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

- ( ) See attached exhibits: ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
( ) Revised Plans; ( ) Designated Bldg Sites
- ( ) See Special Environmental Considerations
- ( ) See Document in file \_\_\_\_\_

#### II. DRAINAGE, EROSION AND SEDIMENTATION

- |  |     |     |     |     |
|--|-----|-----|-----|-----|
| * A. Increased Storm Water Runoff              | ( ) | (✓) | ( ) | ( ) |
| * B. Erodible Soils/Erosion                    | ( ) | (✓) | ( ) | ( ) |
| * C. Poorly Drained Soils                      | ( ) | (✓) | ( ) | ( ) |
| * D. Sedimentation                             | ( ) | (✓) | ( ) | ( ) |
| E. Contributes to Existing Drainage Problem    | ( ) | ( ) | (✓) | ( ) |
| F. Alters Existing Drainage Course or Waterway | ( ) | ( ) | ( ) | (✓) |
| G. Other: _____                                | ( ) | ( ) | ( ) | ( ) |

\* Mitigation: A \_\_\_ B ✓ [see LUO sec.22.05.036(CZLUO 23.05.036); C \_\_\_ D \_\_\_  
22.05.040(CZLUO 23.05.040)]

- ( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
( ) Sedimentation & Erosion Control/Drainage Plan
- ( ) See Special Environmental Considerations
- ( ) See Document in file \_\_\_\_\_

1=Potentially Significant Impact  
 2=Impact Can & Will be Mitigated  
 3=Insignificant Impact  
 4=Not Applicable

### III. GEOLOGICAL HAZARDS/SITE ALTERATION

- |   | 1   | 2   | 3   | 4   |
|---|-----|-----|-----|-----|
| A. Landslide Hazard   | ( ) | ( ) | (✓) | ( ) |
| B. Seismic Hazard   | ( ) | ( ) | (✓) | ( ) |
| C. Topographic Alteration; Grading for<br>Building✓, Driveways__, Roads__, Other __ | ( ) | ( ) | (✓) | ( ) |
| D. Soil Expansion   | ( ) | ( ) | (✓) | ( ) |
| E. Steep Slopes   | ( ) | ( ) | ( ) | (✓) |
| F. Other: _____   | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_ B \_\_ C \_\_ D \_\_

- ( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Sed./Erosion Control Plan; ( ) Revised Plans; ( ) Designated Bldg Sites  
 ( ) See Special Environmental Considerations  
 ( ) See Document in file \_\_\_\_\_

### IV. WATER RESOURCES

- |                                    |     |     |     |     |
|------------------------------------|-----|-----|-----|-----|
| A. Groundwater Quantity            | ( ) | ( ) | (✓) | ( ) |
| *B. Groundwater Quality            | ( ) | (✓) | ( ) | ( ) |
| C. Surface Water Quantity          | ( ) | ( ) | (✓) | ( ) |
| *D. Surface Water Quality          | ( ) | (✓) | ( ) | ( ) |
| E. Stream Flow Change              | ( ) | ( ) | (✓) | ( ) |
| F. Change to Estuarine Environment | ( ) | ( ) | ( ) | (✓) |
| G. Other: _____                    | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_ B \_\_ C \_\_ D \_\_

- \* (✓) See attached exhibit(s): (✓) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Hydrology Report  
 \* (✓) See Special Environmental Considerations  
 ( ) See Document in file \_\_\_\_\_

### V. POLLUTION

- |  |     |     |     |     |
|--|-----|-----|-----|-----|
| A. Hazardous Materials                       | ( ) | ( ) | (✓) | ( ) |
| *B. Groundwater Pollution                    | ( ) | (✓) | ( ) | ( ) |
| *C. Surface Water Pollution                  | ( ) | (✓) | ( ) | ( ) |
| D. Increase in Existing Noise Levels         | ( ) | ( ) | (✓) | ( ) |
| E. Exposure of People to Severe Noise Levels | ( ) | ( ) | ( ) | (✓) |
| F. Substantial Air Emissions                 | ( ) | ( ) | ( ) | (✓) |
| *G. Deterioration of Ambient Air Quality     | ( ) | (✓) | ( ) | ( ) |
| H. Creation of Objectionable Odors           | ( ) | ( ) | (✓) | ( ) |
| I. Other: _____                              | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_ B \_\_ C \_\_ D \_\_

- \* (✓) See attached exhibit(s): (✓) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Hydrology/Noise Study  
 \* (✓) See Special Environmental Considerations  
 \* (✓) See Document in file Noise Study

2-38

3-25

1=Potentially Significant Impact  
 2=Impact Can & Will be Mitigated  
 3=Insignificant Impact  
 4=Not Applicable

## VI. TRAFFIC

- |   | 1   | 2   | 3   | 4   |
|---|-----|-----|-----|-----|
| *A. Increase in Vehicle Trips                             | ( ) | (✓) | ( ) | ( ) |
| *B. Reduced Levels of Service on Existing Public Roadways | ( ) | (✓) | ( ) | ( ) |
| *C. Limited or Unsafe Access                              | ( ) | (✓) | ( ) | ( ) |
| *D. Creates Unsafe Conditions on Public Roadways          | ( ) | (✓) | ( ) | ( ) |
| E. Areawide Traffic Circulation                           | ( ) | ( ) | (✓) | ( ) |
| F. Internal Traffic Circulation                           | ( ) | ( ) | ( ) | (✓) |
| G. Other: _____   | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ [see Co. Code Title 13.01.010-.060; C \_\_\_ D \_\_\_  
 \_\_\_\_\_ Circulation Fee]

\* (✓) See attached exhibit(s): (✓) Developer's Statement; (✓) Agency Response Caltrans He.  
 ( ) Traffic Study

\* (✓) See Special Environmental Considerations

\* (✓) See Document in file Traffic Study

## VII. PUBLIC SERVICES

- |                              |     |     |     |     |
|------------------------------|-----|-----|-----|-----|
| *A. Fire Protection Services | ( ) | (✓) | ( ) | ( ) |
| *B. Police/Sheriff Services  | ( ) | (✓) | ( ) | ( ) |
| *C. Schools                  | ( ) | (✓) | ( ) | ( ) |
| D. Community Wastewater      | ( ) | ( ) | ( ) | (✓) |
| E. Community Water Supply    | ( ) | ( ) | ( ) | (✓) |
| F. Solid Waste Disposal      | ( ) | ( ) | (✓) | ( ) |
| *G. Onsite Wastewater        | ( ) | (✓) | ( ) | ( ) |
| H. Onsite Water              | ( ) | ( ) | (✓) | ( ) |
| I. Other: _____              | ( ) | ( ) | ( ) | ( ) |

\* Mitigation: A \_\_\_ B ✓ (School Fee, Countywide Fee) C \_\_\_ D \_\_\_

\* (✓) See attached exhibit(s): (✓) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Hydrology Report

\* (✓) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

## VIII. AESTHETIC/CULTURAL RESOURCES

- |                                       |     |     |     |     |
|---------------------------------------|-----|-----|-----|-----|
| *A. Visual Impact from Public Roadway | ( ) | (✓) | ( ) | ( ) |
| *B. Increased Light or Glare          | ( ) | (✓) | ( ) | ( ) |
| C. Alters Important Scenic Vista      | ( ) | ( ) | (✓) | ( ) |
| *D. Archaeological Resources          | ( ) | (✓) | ( ) | ( ) |
| E. Historic Resources                 | ( ) | ( ) | (✓) | ( ) |
| F. Other: _____                       | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

\* (✓) See attached exhibit(s): (✓) Developer's Statement; ( ) Agency Response \_\_\_\_\_  
 ( ) Visual Analysis; ( ) Revised Plans; (✓) Landscape Plan; ( ) Designated Bldg Sites

\* (✓) See Special Environmental Considerations

\* (✓) Document in file Archaeological Surface Survey

2-39

1=Potentially Significant Impact  
2=Impact Can & Will be Mitigated  
3=Insignificant Impact  
4=Not Applicable

3-26

**IX. HOUSING AND ENERGY**

- |   | 1   | 2   | 3   | 4   |
|---|-----|-----|-----|-----|
| A. Creates Substantial Demand for Housing       | ( ) | ( ) | (✓) | ( ) |
| B. Uses Substantial Amount of Fuel or Energy    | ( ) | ( ) | (✓) | ( ) |
| C. Encourages Growth Beyond Resource Capacities | ( ) | ( ) | (✓) | ( ) |
| D. Other: _____                                 | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_

( ) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

**X. AGRICULTURAL/MINERAL RESOURCES**

- |  |     |     |     |     |
|--|-----|-----|-----|-----|
| A. Eliminates Valuable Mineral Resources     | ( ) | ( ) | (✓) | ( ) |
| B. Prime Agricultural Soils                  | ( ) | ( ) | (✓) | ( ) |
| C. Conflicts with Existing Agricultural Area | ( ) | ( ) | (✓) | ( ) |
| D. Change from Agriculture to Other Uses     | ( ) | ( ) | (✓) | ( ) |
| E. Other: _____                              | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_

( ) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

**XI. GROWTH INDUCING/CUMULATIVE EFFECTS**

- |  |     |     |     |     |
|--|-----|-----|-----|-----|
| A. Growth Inducing Effects               | ( ) | ( ) | (✓) | ( ) |
| B. Precedent for Change in Area Land Use | ( ) | ( ) | (✓) | ( ) |
| C. Cumulative Effects: _____             | ( ) | ( ) | (✓) | ( ) |
| _____                                    | ( ) | ( ) | ( ) | ( ) |
| _____                                    | ( ) | ( ) | ( ) | ( ) |
| _____                                    | ( ) | ( ) | ( ) | ( ) |
| _____                                    | ( ) | ( ) | ( ) | ( ) |
| _____                                    | ( ) | ( ) | ( ) | ( ) |
| _____                                    | ( ) | ( ) | ( ) | ( ) |
| D. Other: _____                          | ( ) | ( ) | ( ) | ( ) |

Mitigation: A \_\_\_ B \_\_\_ (School Fee, Countywide Fee) C \_\_\_ D \_\_\_

( ) See attached exhibit(s): ( ) Developer's Statement; ( ) Agency Response \_\_\_\_\_

( ) See Special Environmental Considerations

( ) See Document in file \_\_\_\_\_

## **SPECIAL ENVIRONMENTAL CONSIDERATIONS**

The project is a proposal for:

- |                               |                   |
|-------------------------------|-------------------|
| • Winery/Barn Conversion      | 3,960 Square feet |
| • Four unit bed and breakfast | 4,000 square feet |
| • B&B caretaker's unit/SFR    | 2,500 square feet |
| • Tasting Room                | 1,650 square feet |
| • Accessory Restaurant        | 400 square feet   |

The proposal also includes:

- Banquets & wine maker's dinners, up to 100 people at each event 30 per year
- Modification of land use ordinance standards that require bed & breakfast facilities to be contained in a single building

The project site is located on the west side of Highway 101 (at 7750 Highway 101), approximately ½ mile south of San Marcos Road, south of the community of San Miguel, in the Agriculture land use category.

During the Initial Study process, several issues were evaluated to determine if the project could result in significant environmental effects. In each case, the applicant has agreed to specific mitigation measures to reduce the identified impact and it has been determined that no significant environmental effects will occur from the proposed project. The following is a discussion of the results of the Initial Study conducted for the project, focusing on these issues.

---

### Water Resources

The existing agricultural operation and single family residences currently dispose of waste water through standard existing on-site systems septic systems. It is expected that the new winery, bed & breakfast, and other facilities will utilize septic systems for domestic and winery wastewater disposal. These systems will require careful attention to design because the soils on the site have slow percolation limitations on effluent disposal. However, given the size of the subject property (approximately 42 acres), the proximity of the proposed development site to areas outside of the vineyards, and the location of the site well above the 100 year flood plain of the Salinas River, the project should have sufficient area and groundwater separation to install conventional on-site septic systems and leach fields that will adequately handle the increase in waste water. The project applicant has agreed to obtain permits from the Regional Water Quality Control Board if wastewater flows exceed 2,500 gallons per day..



### Pollution

#### *Noise*

Noise generated by the proposed project would result from traffic, including trucks, traveling to and from the site, as well from temporary event activities. It is projected that the winery would generally operate from 8 a.m. to 6 p.m., with most activity occurring in the fall when grapes are being processed. Temporary events are limited to no more than thirty a year, limited to no more than 100 people, and are limited to the hours of 11:00 a.m. to 10:00 p.m. No residential uses are located in immediate proximity to the site; the nearest residence is approximately 500 feet away. The project applicant has agreed to limit noise levels to those specified in the Noise Element (see attached Developer's Statement).

The site is located adjacent to Highway 101, with most of the proposed development located between 500 and 700 feet from the edge of the highway. A portion of the building to be converted to a bed & breakfast is located within the 60 dBA contour lines established by a noise study conducted in 1992 (the actual measured noise was 59.3 dBA, the projected 20 year noise level is 61.8 dBA. Given that the bed & breakfast building will need to meet current energy codes, it is not likely that noise inside the building would exceed the 45 dBA standard. However, a portion of the lawns and active recreational areas associated with the bed & breakfast would at first appear to potentially exceed the 60 dBA outdoor noise standard. However, because the building is oriented at right angles to the linear noise source (the highway) and effectively blocks and sound energy generated by vehicles to the south of the outdoor use area, it becomes apparent that the outdoor lawn area will be at or below the 60 dBA standard at the 20 year horizon. Therefore, noise mitigation measures to protect the users of the facility from Highway 101 noise are not necessary.

#### *Air Quality*

In order to reduce the amount of particulates (dust) generated by special event traffic, the applicant has agreed to apply sufficient water to the parking area(s) to prevent airborne dust from leaving the project site.

### Traffic

A short summary of peak hour traffic generation was prepared for the project. No overall traffic study was prepared because Highway 101 fronting the site clearly has enough capacity to carry the additional traffic. The summary indicates that the tasting room, winery, and bed and breakfast would generate up to ten peak hour trips. No peak hour trips were assigned to the temporary events as they would rarely if ever generate traffic during the morning or afternoon peak hours.

In order to mitigate potential traffic safety impacts, the project will be required to improve the intersection of the access road at highway 101 to current standards. This will involve the

construction of a longer north bound left turn lane, as well as potentially acceleration and deceleration lanes in the both the north and south bound directions.

The applicant has agreed to construct the necessary road improvements, to the satisfaction of Caltrans.

#### Public Services

##### *County Fire Department/CDF*

CDF has required implementation of a fire safety plan addressing all elements of the project proposal (see attached letter). A requirement for prior notification to CDF of temporary events has also been agreed to by the applicant.

#### Aesthetic/Cultural Resources

##### *Visual Resources*

In order to mitigate potential aesthetic/visual effects, the applicant has agreed to comply with the county sign ordinance, submit a lighting plan to ensure that night lighting is low impact and does not shine toward adjacent properties or roads, develop the additional buildings on the site in a style that is consistent with the existing building to be converted into a bed & breakfast, and implement the landscape plan which will increase the aesthetic appeal of the development..

##### *Archaeological Resources*

An archaeological surface survey was conducted for the entire property in 1993. One archaeological site was noted, well outside of the area proposed for development. Therefore, the location of the proposed development is considered to have a low potential for archaeological resources. However, in order to ensure that the unexpected discovery of archaeological materials is properly dealt with, the applicant has agreed to follow the provisions of the County Land Use Ordinance with respect to archaeological materials.

---

Based on the above discussion, the potential on-site, off site, and cumulative impacts associated with the request are not considered significant. Therefore, a Negative Declaration is appropriate under the California Environmental Quality Act.

2-43

3-30

DATE: March 17, 1999

**DEVELOPER'S STATEMENT FOR THE TRAYLOR DEVELOPMENT PLAN  
ED97-874 (D950148D)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**Water Resources**

1. Winery process liquid waste generated by future winery operations must be discharged to an approved septic system or other wastewater system approved by the Regional Water Quality Control Board, as shown on the proposed site plan. Prior to discharge of winery waste water in excess of 2,500 gallons per day, the applicant shall obtain approval and/or permits from the Regional Water Quality Control Board. In no case shall winery wastewater be discharged into a stream or other surface water.

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Regional Water Quality Control Board.

2. Solid vegetable waste from the winery (pomace), shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

**Air Quality**

3. For temporary events parking, the applicant shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site when the events parking areas are in use. Reclaimed (non-potable) water should be used whenever possible.

2-44

3-31

**Monitoring:** Compliance will be verified by the Air Pollution Control District in consultation with the Department of Planning and Building.

### Noise

4. The project shall comply with the noise limits in the County Noise Element: From 7a.m. to 10p.m.(daytime), noise levels at the project property line shall not exceed an hourly average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65 dB. From 10p.m. to 7a.m. (nighttime) noise levels at the project property line shall not exceed an hourly average of 45dB, with a maximum level of 65 dB, and a maximum impulsive noise level of 60 dB.

**Monitoring:** Compliance will be verified by the Department of Planning and Building on an ongoing basis.

### Traffic

5. Prior to operation of the bed & breakfast, tasting room, restaurant, temporary events, or any other facet of the project open to the public, the applicant shall make improvements to State Highway 101, including but not limited to left turn channelization, to the satisfaction of the California Department of Transportation (Caltrans). The applicant shall obtain an encroachment permit from Caltrans for all work to be done in the state right-of-way.

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with Caltrans.

6. The applicant shall limit temporary events to the following:
- A maximum of thirty (30) events with up to 100 people in any calendar year
  - Events to last no more than one day each
  - Events to occur between 11:00 a.m. and 10:00 p.m.

**Monitoring:** Compliance will be verified by the Department of Planning and Building on an on-going basis.

2-45

3-32

### Public Safety

7. Temporary events shall be canceled whenever rain, irrigation, or other sources make the temporary events parking area unusable.
8. Parking is not allowed along Highway 101 or any other public roadway.
9. The property owner shall notify each of the following agencies at least 90 days before the date of any event projected to attract more than 100 people. Notification shall include a description of the time, locations, and type of event(s).
  - California Highway Patrol (Templeton Office)
  - County Sheriff's Department
  - Caltrans
  - County Department of Planning and Building
  - County Fire Department/CDF
  - County Health Department
  - Paso Robles Police Department

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the listed agencies.

### Fire Safety

10. **At the time of application for any construction permit**, the developer shall include the following fire safety requirements on the project plans. Such measures shall include, but not be limited to:
  - a. Unobstructed fire lanes of 20 feet in width, within 150 feet of all buildings.
  - b. Fire hydrants within 150 feet of all outside portions of buildings, capable of providing flows as required by the Uniform Fire Code.
  - c. Portable fire extinguishers in compliance with the 1994 Uniform Fire Code.

**Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the County Fire Department/CDF.

2-4b

11. The applicant shall operate the facility in full compliance with the fire safety requirements specified by the County Fire Department.

**Monitoring:** Compliance will be verified by the County Fire Department/CDF on an on-going fire inspection basis.

### Aesthetic/Cultural Resources

12. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

**Monitoring:** These measures are a notification existing San Luis Obispo County Code requirements. The Department of Planning and Building will verify compliance.

13. The tasting room/restaurant building shall be compatible with the architectural style of the existing bed & breakfast building, shall use the same or similar roofing material and shall be painted using the same colors and color scheme as the existing building.

**Monitoring:** Building inspector will verify compliance with the approved Color Board, in consultation with the Department of Planning and Building and the Environmental Coordinator.

14. At the time of application for construction permits, the applicant shall provide an exterior lighting proposal. The proposal shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither

2-47

the lamp or the related reflector interior surface is visible from Highway 101 or any other location off of the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

**Monitoring:** Department of Planning and Building shall verify inclusion of required elements on plans.

15. **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall request an on-site lighting inspection, to verify that all lights have been installed in compliance with the approved plans.

**Monitoring:** Department of Planning and Building will conduct a night-time inspection to insure compliance.

16. Exterior lighting related to the temporary events shall be turned off one hour after the end of each event.

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

17. Winery related materials stored out of doors shall be screened by solid fencing and shall not be higher than the associated solid fence screening, unless the storage area is not visible from Highway 101, or adjacent properties.

**Monitoring:** Compliance will be verified by the Department of Planning and Building on an ongoing basis.

18. Prior to the erection of any new sign(s), the applicant shall prepare a comprehensive sign plan indicating the location and size of all proposed signs for review and approval of the Planning Department. The sign plan shall be in conformance with Section 22.04.310-320 of the Land Use Ordinance. Signing is limited to a maximum aggregate area of 100 square feet on-site, which includes one 60 square foot (maximum) monument sign; and up to two off-premise signs of up to 32 square feet each and a maximum height of 10 feet above the adjoining roadway. If lighted, signs are to be indirectly lighted by stationary, shielded light sources, directed solely at the sign. Internally illuminated signs are not authorized.

- a. Until left turn channelization is completed, all winery signs visible from public roads shall clearly state that the facility is not open to the public.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

19. **At the time of application for construction permits**, the applicant shall clearly delineate the location and visual treatment of water tanks on the project plans. The tanks shall be a neutral, non-contrasting color, and landscape screening shall be provided.

**Monitoring:** Department of Planning and Building will verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

20. **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the proposed landscaping plan. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building, stating that the planting has been completed.

**Monitoring:** Building inspector will verify installation of landscaping in consultation with the Department of Planning and Building.

### Public Health

21. Prior to operation of the facility, the applicant shall obtain the appropriate Health Department permits. The Health Department will require the following information:
  - a. Anticipated amount of wastewater discharge from production and domestic waste.
  - b. The location of water well(s) in relation to wastewater discharge area(s).
  - c. Operational plans for pomace and solid waste disposal.
  - d. A vector control plan addressing insect and rodent control.

**Monitoring:** Department of Planning and Building will verify compliance in consultation with the County Health Agency.



2-49

3-36

Traylor Development Plan; ED97-874 (D950148D)

## DEVELOPER'S STATEMENT

page 7

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Fling A. Traylor & Annette Traylor 3-22-99  
Signature of Owner(s) Date

FLING A. TRAYLOR Annette Traylor  
Name (Print)



2-50

File # 3, 37

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

ALEX HIND:  
DIRECTOR

BRYCE TINGL  
ASSISTANT DIRECTOR

ELLEN CARROL  
ENVIRONMENTAL COORDINATOR

BARNEY MCCA  
CHIEF BUILDING OFFICIAL

NORMA SALISBURY  
ADMINISTRATIVE SERVICES OFFICIAL

THIS IS A NEW PROJECT REFERRAL

DATE: 3/29/96

FROM: Eng

D750184D/Kaylor  
Project Name & Number

FROM: Jim Hoped  
Development Review Section (PHONE: 781-5975)

PROJECT DESCRIPTION: Develop a winery, wine tasting and bed  
and breakfast facility with on-site, residence and farm  
management quarters

Return this letter with your comments attached no later than 4/12/96

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to PART II.)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to PART III.)

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Recommend approval - No concerns - recommend a referral  
to CALTRANS. Lots are in FH Comb. D31g but blue site is  
high & dry.

11 April '96  
Date

Goodwin  
Name

5252  
Phone

REF: 11/23/96/lj



COUNTY OF SAN LUIS OBISPO

2-51

**Department of Agriculture/Measurement Standards**

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401

RICHARD D. GREEK

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER

FAX (805) 781-1035

**RECEIVED**

MAY 31 1996

S.L.O. COUNTY  
PLANNING DEPT.

May 30, 1996

TO: Jim Lopes, Associate Planner

FROM: Robert Hopkins, Deputy Agricultural Commissioner

*Robert Hopkins*

SUBJECT: Traylor Development Plan D950184D

A site evaluation was conducted April 19, 1996 with the applicant and agent. The adjacent agricultural property operators have not been contacted concerning the proposal. The comments and recommendations in our report are based on current departmental policy to conserve agriculture resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

**A. Project Description and Agricultural Setting**

The applicant proposes to develop a winery, tasting room and bed and breakfast facility on property of approximately 43 acres. The winery and bed and breakfast facility would be constructed from the conversion of existing structures. The wine tasting facility would be developed from new construction within close proximity to the proposed bed and breakfast facility. The proposal site is within the Agriculture Land Use Category. Approximately 18 acres of the site is currently utilized for wine grapes.

The site consists primarily of Class II irrigated, Class IV non-irrigated soils. (Reference Soil Conservation Service 1977 Survey).

Agricultural land use consisting mainly of rangeland and within the Agriculture Land Use Category, exists south of the subject property.

**B. Evaluation of Potential Impacts**

Potential impacts to agricultural resources would not appear to be significant with this proposal. This determination is based on the following reasons:

Jim Lopes, Associate Planner  
May 30, 1996  
Page 2

The proposed winery, wine tasting and bed and breakfast facility would be located on the property that is under the same ownership as the surrounding vineyard. Typically development that is related to the agricultural use and within the same ownership does not present significant land use incompatibility issues. The respective management of the vineyard and the management of the winery, wine tasting and bed and breakfast facilities can occur in a manner that would address any incompatibility issues.

The development proposal would not appear to present any significant incompatibility impacts to adjacent agricultural lands. The development is proposed within the boundaries of the owner's property. To the northwest San Marcos creek and San Marcos Road provide additional buffer distance. U. S. 101 provides buffering to the east of the site. Buffer distances from where people would be located on the subject property to adjacent agricultural uses is sufficient to mitigate potential use incompatibilities.

The proposed development would not appear to remove from production significant acreage of agriculturally productive soils. Most of the proposed development consists of converting existing structures to the proposed uses and does not involve removing from production areas that have been under agricultural production. The access roads to the development site are preexisting. Accessing the wine tasting and bed and breakfast facilities would not appear to negatively effect the agricultural use of the site.

#### **C. Recommended Mitigation Measures**

Based on the above determination no mitigation measures are recommended.

If we can be of further assistance please call.

CC: Fred Strong

# CDF / SLO COUNTY FIRE DEPARTMENT

2-53

General Information 805/543-4244

FAX 805/543-6909

635 N. SANTA ROSA • SAN LUIS OBISPO • CALIFORNIA 93405

April 19, 1996

Jim Lopes  
Department of Planning/Building  
County of San Luis Obispo  
County Government Center  
San Luis Obispo, CA 93408

Dear Mr. Lopes:

## DEVELOPMENT PLAN

Permit Number: D950184D

Name: Traylor

The Department has reviewed the fire safety plans submitted for the proposed winery wine tasting & bed & breakfast project located at 7750 Hwy 101, Paso Robles. The property is located within the "moderate" fire hazard severity area, and will require a minimum 8-10 minute response time from the nearest County Fire Station. The applicant and project shall meet the minimum fire/life safety requirements of the Uniform Fire Code (1991 edition) with amendments.

PLEASE REVIEW THE FOLLOWING REQUIREMENTS. YOUR APPLICATION HAS BEEN REVIEWED FOR CODE COMPLIANCE AND THE FOLLOWING STANDARDS ARE REQUIRED. PLEASE REVIEW CAREFULLY. A COPY OF THIS FIRE SAFETY PLAN SHALL REMAIN ON THE PROJECT SITE UNTIL FINAL INSPECTION OR A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

### BUILDING SETBACKS

Public Resource Code 4290 Section 1276.01 requires all parcels 1 acre and larger shall provide a minimum 30 foot setback from all property lines.

### PORTABLE FIRE EXTINGUISHER(S)

Portable fire extinguishers shall be installed and comply with the Uniform Fire Code (1991) Standard 10.505. Contractor shall be licensed by the State Fire Marshal. The minimum requirements will be determined during the building permit/fire safety plan process.



## SERVING MANY OF THE UNINCORPORATED AREAS OF SAN LUIS OBISPO COUNTY

Including the communities of:

Avila Valley  
California Valley  
Carrizo Plains

Cholame  
Creston  
Harmony

Heritage Ranch  
Nipomo  
Oak Shores

Pozo  
Parkhill  
San Simeon

Shandon  
Simmler



341

2-54

Traylor (D950184D)  
Page 2

#### FIRE FLOW

Emergency water supplies shall meet the minimum fire flow requirements as identified in the Uniform Fire Code. Section 10.401, 10.402 and 10.403 as amended and Appendix III-A.

#### WATER STORAGE TANK

The existing water storage system is acceptable.

#### WATER SUPPLY CONNECTION

Fire fighting water systems are to be provided with the following standards to enable connection by emergency fire equipment [UFC 10.401 & 10.402 (amended)]: For residential use, the first 2 requirements applies and for commercial use the third requirements applies.

1. The fire hydrant valve shall be two (2) feet above grade, thirty (30) feet from flammable vegetation and within eight (8) feet of driveway as you approach the structures.

2. Residential connection shall be brass with 2 1/2 inch National Standard male hose thread and cap. The connection shall be two (2) feet above grade, not less than fifty (50) feet, or exceed one hundred fifty (150) feet from the building/structure to be protected.

3. Subdivision/Commercial/Industrial and Community Water Systems shall meet San Luis Obispo County Engineering Department Standard Improvement Specification and Drawing, Section 11.351.1724. Fire hydrants shall have (2), 2 1/2 inch outlets with National Standard Fire thread, and one (1) four inch (4") suction outlet with National Standard Fire thread.

\* Other uses not identified shall be approved by the Chief.

\* Signing: Each hydrant/fire valve shall be identified by a reflectorized blue dot by the following:

(a) Within three (3) feet of the water connection.

(b) On a fire resistant sign/post or on non-skid surface center of roadway, to the fire hydrant side.

Traylor (D950184D)  
Page 3

The proposed project will require two 2 commercial fire hydrants for fire suppression operations. Fire hydrants are to be located with a maximum normal spacing of 150 feet as measured along vehicular travel ways. The County Fire Department will assist in hydrant placement and approve distribution system when submitted. Existing residential hydrants are required within 50-150 feet from residential occupancies.

#### ACCESS

Fire apparatus access roads and driveways shall be provided and maintained in accordance with the Uniform Fire Code, Section 10.201, LUO 22.05.086.

Width - The unobstructed access road width shall be 18 feet. Access road improvements are required from the property line to the nearest county maintained road.

The proposed project shall provide a minimum 20 foot unobstructed width for emergency vehicle access.

Surface - All roads and driveways shall be constructed to meet the load weight of 20 tons, and provide a surface so as to maintain all-weather driving capabilities.

Grade - Any grade exceeding 12% shall be non-skid with a maximum gradient of 16%.

Turnouts - For driveways exceeding 800 feet, a turnout shall be provided at midpoint or every 400 feet.

Turnarounds - A turnaround shall be required within 50 feet of the residence if the driveway exceeds 300 feet in length.

Bridges - Applicant shall provide a "Letter of Certification" from a licensed engineer verifying minimum load design.

Premise Identification - Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. When building address is not plainly visible from the street or road fronting the property situs address numbers shall be located at the driveway entrance on a single post visible from both directions or travel along the road.

Traylor (D950184D)  
Page 4

Separate residential & commercial addresses are required.

ACCESS ROADS SHALL BE NAMED - A road name shall be required for all unnamed roads that provide vehicular access to more than one lot of record or to one lot of record with more than two buildings or four or more dwelling units. Road naming shall occur either prior to a land division map being recorded, prior to final building inspection being granted, or in conjunction with an application and petition from property owners located on the road.

VEGETATION CLEARANCE (Public Reference Code 4290, 4291) Protection to all structures/access.

- \* Access roads and driveways shall provide a minimum 10 foot fuel modification to each side for reducing fire intensity and safety.
- \* Maintain around the adjacent to all buildings or structures an effective firebreak made by removing and clearing away, for a distance there from of not less than 30 feet on each side thereof, all flammable vegetation or other combustible growth. This section shall not apply to single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
- \* Remove that portion of any tree which extends within 10 feet of the outlet of any chimney.
- \* Maintain any tree adjacent to or overhanging any building free of deadwood.
- \* Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

#### FINAL INSPECTION

The project will require final inspection prior to occupancy. As soon as the fire/life safety requirements have been fulfilled,



2-57


3-44

Traylor (D950184D)  
Page 5

please call and arrange for an appointment so the Department does not delay your occupancy needs. To make an appointment for inspection call the Fire Prevention Secretary at 543-2446. Please allow five (5) working days for inspection.

If I can provide additional information or assistance, please call 543-2446. Office hours 7:00 a.m. - 9:00 a.m., Tuesday thru Friday.

Sincerely,

  
Gilbert R. Portillo  
Fire Inspector

iad

cc: Dan Anderson, Battalion Chief  
Fling Traylor, Landowner

A COPY OF THIS FIRE SAFETY PLAN SHALL REMAIN ON THE PROJECT SITE UNTIL FINAL INSPECTION OR A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

2-58

171



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

APR 18 1996

MAY 24 1996

ENVIRONMENTAL  
HEALTH

ALEX HINDS  
DIRECTOR

BRYCE TINGLE  
ASSISTANT DIRECTOR

ELLEN CARROLL  
ENVIRONMENTAL COORDINATOR

BARNEY MCCAY  
CHIEF BUILDING OFFICIAL

NORMA SALISBURY  
ADMINISTRATIVE SERVICES OFFICER

THIS

DATE

4/17/96

S.L.O. COUNTY  
PLANNING DEPT.

TO:

Environmental Health 07501840/Naylor

FROM:

Jim Kope

Project Name & Number

Development Review Section (PHONE: 781-5975)

PROJECT DESCRIPTION: Develop a winery, wine tasting and bed and breakfast facility with on-site, residence and farm quarters

Return this letter with your comments attached no later than 4/12/96

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES (Please go on to PART II.)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO (Please go on to PART III.)

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

1) The applicant will need to contact Mr. Bruce Morden @ State Health regarding the winery operation (805-654-4879). 2) Please include a condition that states "prior to final occupancy of the Bed and Breakfast facility, construction plans shall be submitted to the Division of Environmental Health for review and approval."

Date

Name

Phone

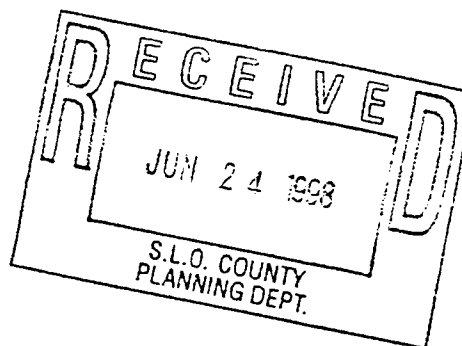
REF. 11/23/96

R. Lichtenfeld E.H.

2-59

## DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
TELEPHONE: (805) 549-3111  
TDD (805) 549-3259  
INTERNET <http://www.dot.ca.gov/dist05/>



June 22, 1998

5-SLO-101-63.11  
Traylor Bed & Breakfast  
#D950184D

Mr. James Lopes  
County of San Luis Obispo Planning  
County Government Center  
San Luis Obispo, CA 93408

Dear Mr. Lopes:

Caltrans District 5 staff has reviewed the project referral for the above-referenced document and conducted a field review of the project site. The following comments were generated as a result of these reviews:

1. The existing left turn channelization must be brought up to Caltrans standards. The purpose of channelization is to provide refuge and definite paths of use for the safe ingress and egress of vehicles. Without channelization a measurable amount of driver confusion and conflict will occur that may interrupt the continuity of travel on State Route 101 and present new safety concerns that could otherwise be mitigated.
2. The driveway opening should be widened slightly to the north to minimize the existing offset with the Highway median opening.

I hope this letter gives your agency a better understanding of Caltrans concerns with respect to this development. If you have questions regarding our comments I urge you to contact me at (805) 549-3683. Thank you for the opportunity to comment.

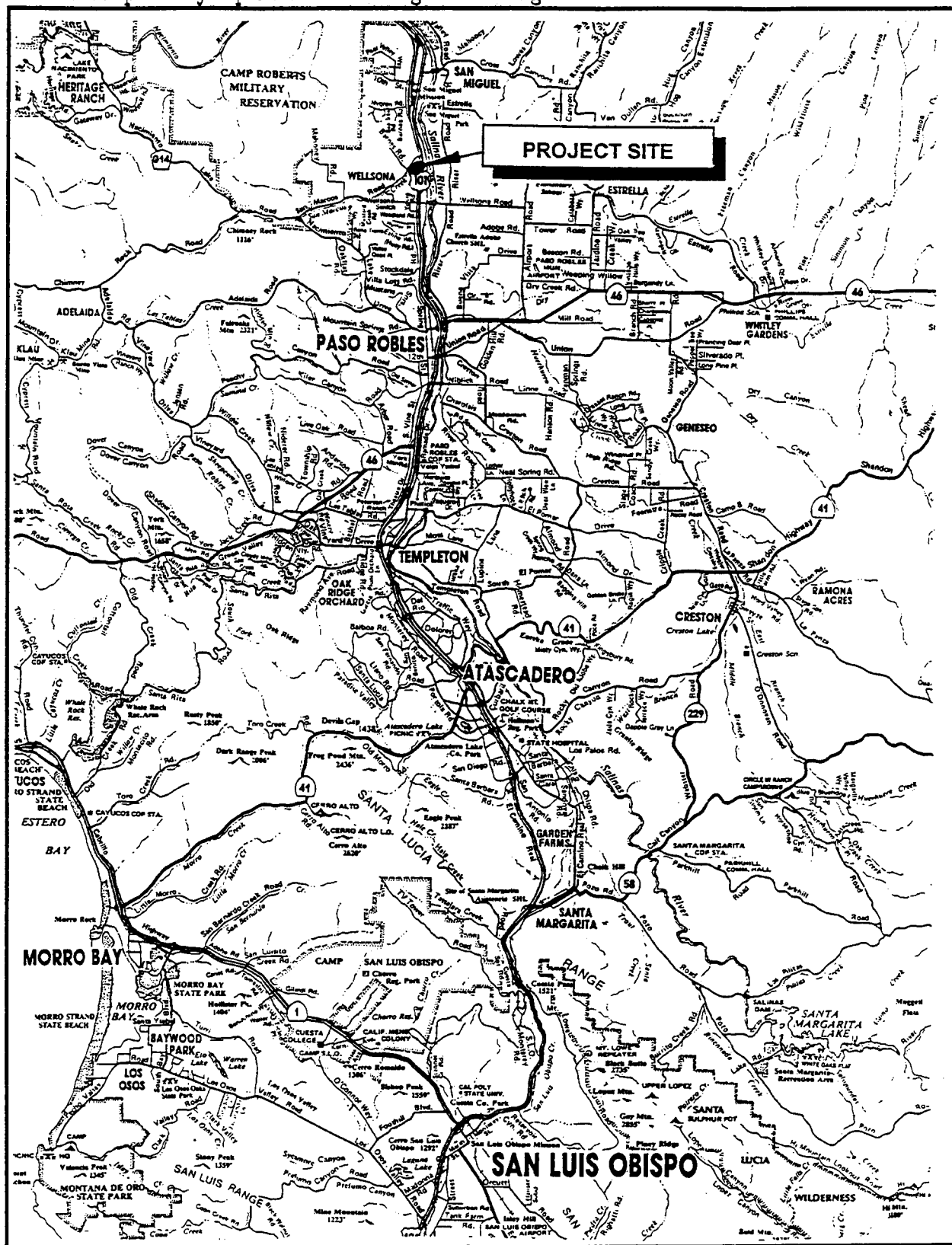
Sincerely,

Larry Newland  
District 5  
Intergovernmental Review Coordinator

2-60

3-11

San Luis Obispo County Department of Planning and Building



TRAYLOR DEVELOPMENT PLAN  
ED97-874 (D950184D)

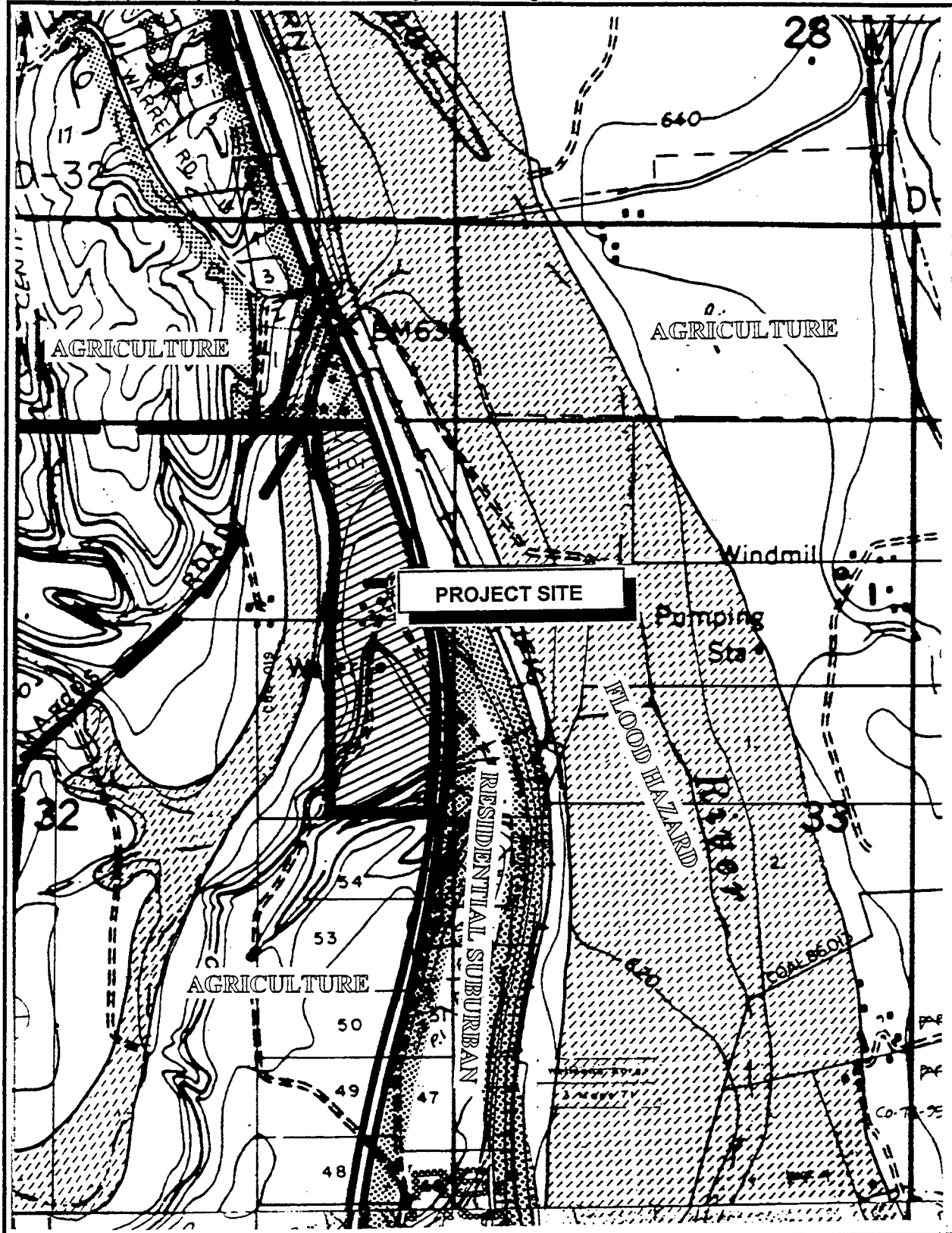
LOCATION MAP



2-62

349

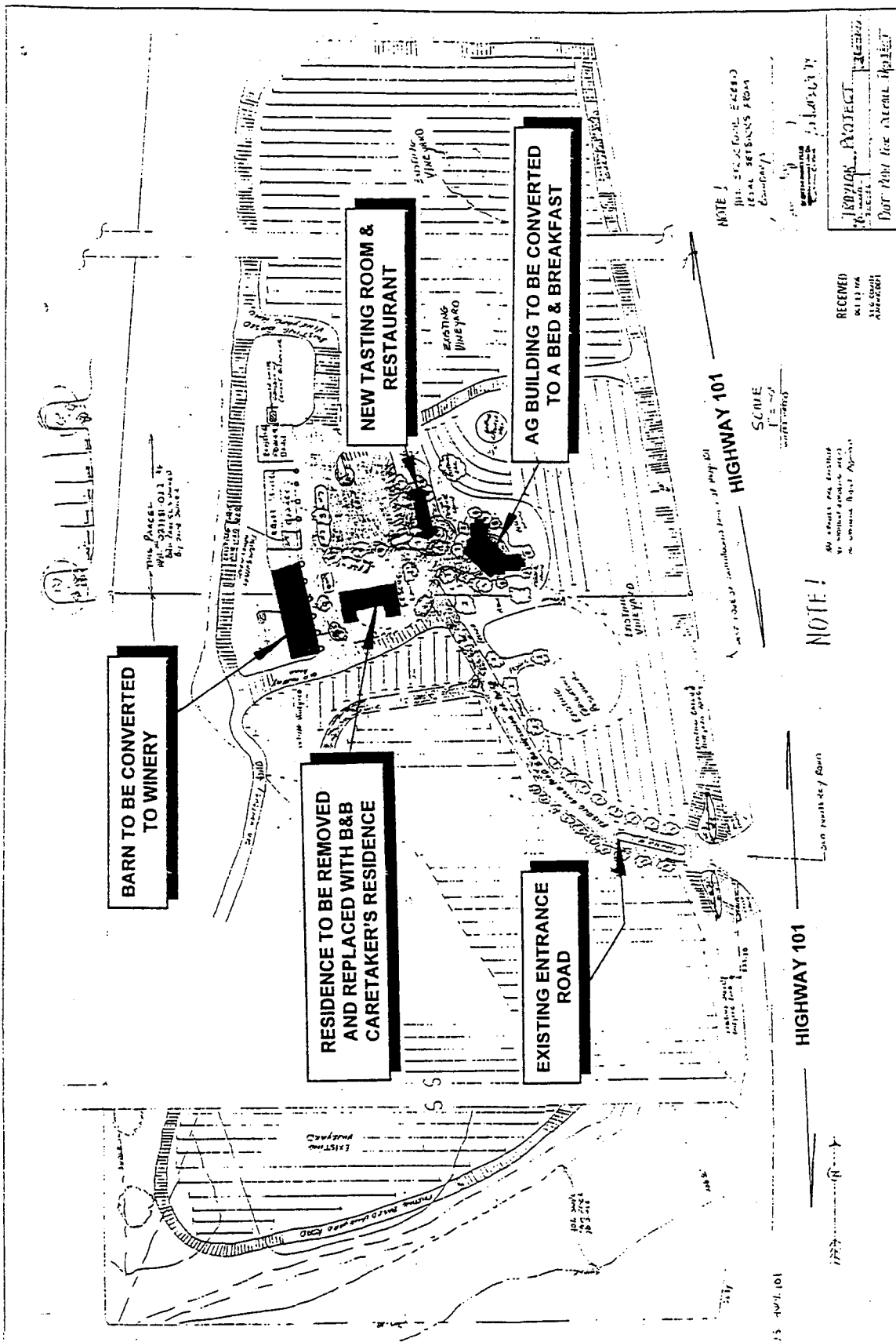
San Luis Obispo County Department of Planning and Building



TRAYLOR DEVELOPMENT PLAN  
ED97-874 (D950184D)

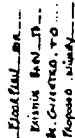
LAND USE CATEGORY MAP

2-63

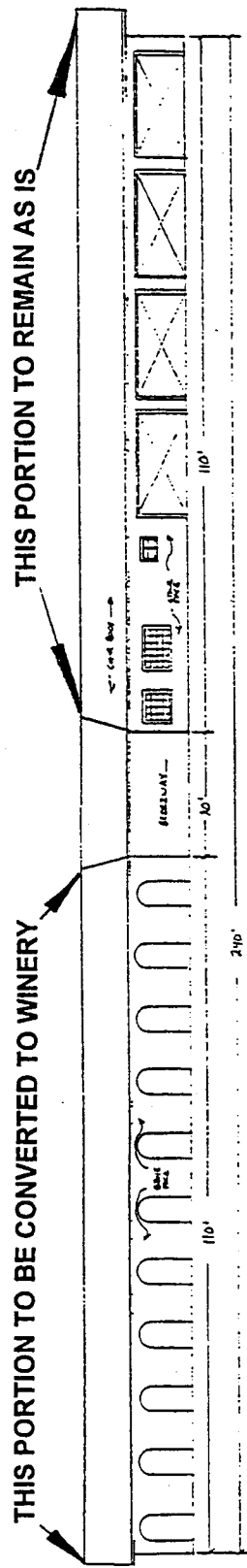
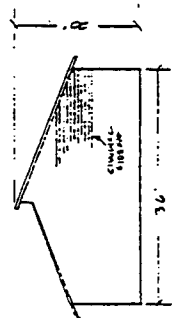
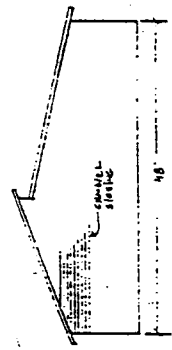


TRAYLOR DEVELOPMENT PLAN  
ED97-874 (D950184D)

SITE PLAN

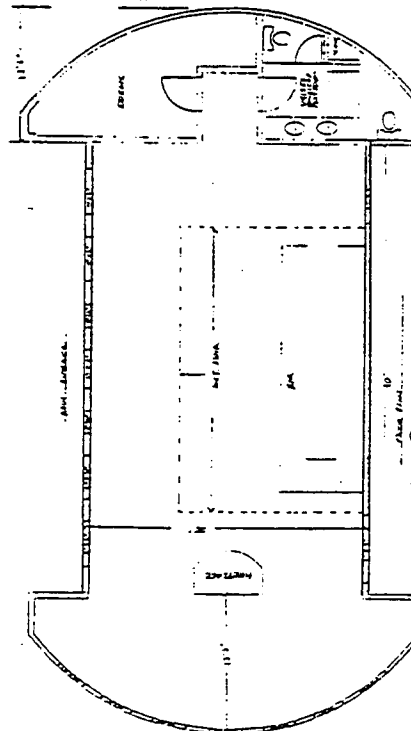
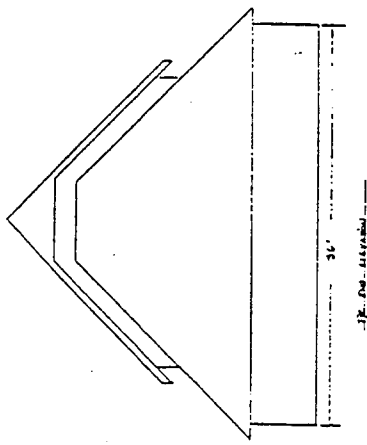
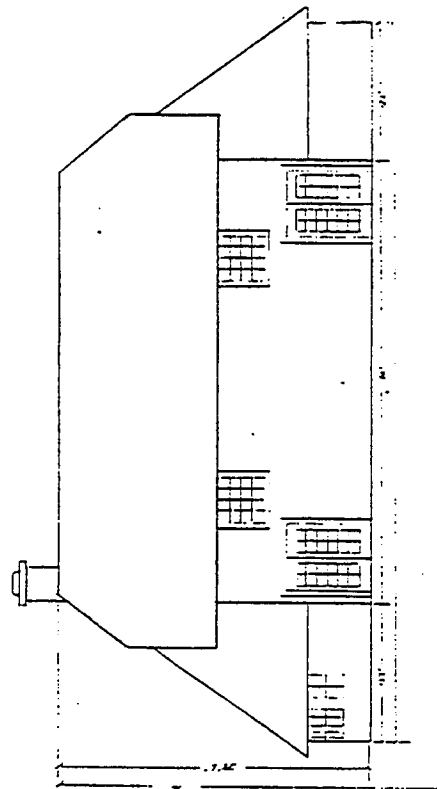
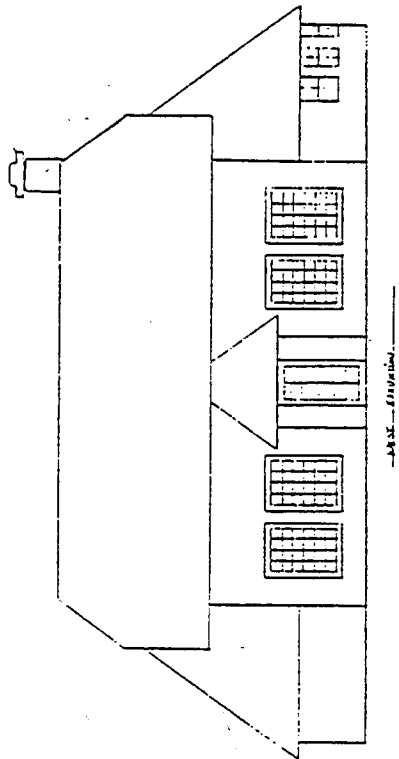


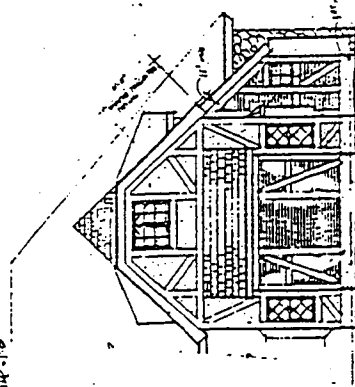
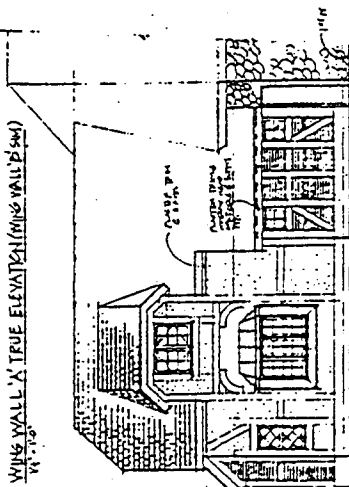
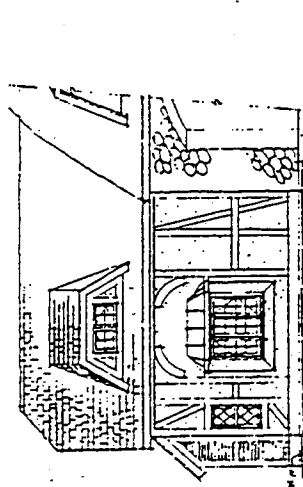
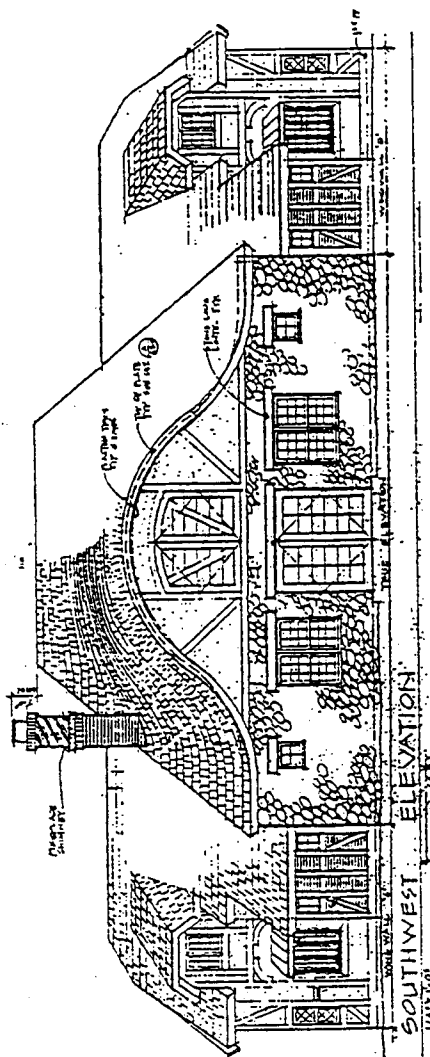
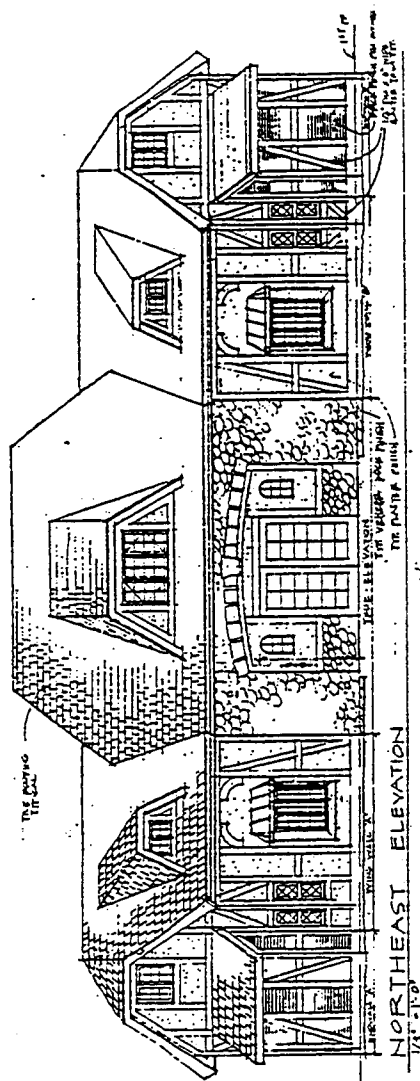




EAST ELEVATION









2-69

SEPTEMBER 13, 2001

Minutes of the Regular Session of the County Planning Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA, at 8:45 A.M.

PRESENT: COMMISSIONERS WAYNE COOPER, BOB ROOS, CHAIRMAN  
DOREEN LIBERTO-BLANCK

ABSENT: COMMISSIONERS CYNTHIA BOCHE, EUGENE MEHLSCHAU

STAFF:

PRESENT: Kami Griffin, Supervising Planner  
John Farhar, Development Review Section  
Martha Neder, Development Review Section  
Lauren Lajoie, Consultant, Morro Group  
Craig Weber, Consultant, Morro Group  
John Busselle, Development Review Section  
Terry Wahler, Development Review Section  
Chuck Stevenson, General Plan Section  
Chris Clark, Consultant, Crawford, Multari, Clark

OTHERS

PRESENT: Jim Orton, County Counsel  
Tim McNulty, County Engineering  
Bob Lilley, Ag Commissioner's Office  
Richard Marshall, Public Works

The meeting is called to order by Chairman Liberto-Blanck. Chairman Liberto-Blanck requests they observe a moment of silence in memory of the tragic events that occurred on September 11, 2001.

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of September 13, 2001, together with the maps and staff reports attached thereto and incorporated therein by reference.

1. PLANNING STAFF UPDATES. Kami Griffin comments on update of the AG/Open Space Element. Bob Lilley, Ag Commissioner's Office, hands out chart on specifics of the AG/Open Space Element and implementation of it. Example is the wine industry. Their office met with the people in the industry to pass an ordinance that reflects what the industry wants. Commissioner Roos asks about cluster ordinance. Staff responds.
2. CONSENT AGENDA. On motion of Commissioner Cooper, seconded by Commissioner Roos, and carried, in the absence of Commissioners Boche and Mehlschau, the Consent Agenda is approved, as listed below:
  - a. TRACT 1798 (S890084T) - Request from KANAWYER/WESTLAND

2-70

Planning Commission Minutes  
September 13, 2001  
Page 2

ENGINEERING for a 3<sup>rd</sup> time extension for vesting tentative tract map, located on the east side of Oak Glen Avenue across from Darby Lane in Nipomo, in the South County Planning Area. Supervisorial District #4.

- b. TRACT 2319(S980146T) - Request from JOHN DALLAIRE/VAUGHAN SURVEYS for a 1<sup>st</sup> time extension for vesting tentative tract map, located in the residential suburban land use category and is located at 740 Bethel Road in the community of Templeton, in the Salinas River Planning Area. Supervisorial District #1.
  - c. TRACT 2162 (S940036T/D940090D) - Request from OAK SHORES DEVELOPMENT/JWA for a 4<sup>th</sup> time extension for vesting tentative tract map, located at the north shore of Nacimiento Lake on the east side of Oak Shores Village area, in the Nacimiento Planning Area. Supervisorial District #1.
  - d. TRACT 1643 (S880044T) - Request from MORRO SHORES/CAL PROP for a 4<sup>th</sup> time extension for vesting tentative tract map, located on the northern side of Los Osos Valley Road between Broderon Avenue and Ravenna Avenue, in the community of Los Osos, in the San Luis Bay Planning Area. Supervisorial District #2.
  - e. TRACT 2249 (S980190T) - Request from BRUCE WHITE for a 1<sup>st</sup> time extension for vesting tentative tract map 2249, located along the east side of Margetts Avenue, at the northeast corner of Margetts Avenue/Templeton Hills Road, in the community of Templeton, in the Salinas River Planning Area. Supervisorial District #1.
3. This being the time set for hearing the proposal by FLING TRAYLOR for a Development Plan to allow a 17,800 square foot development of a winery, tasting room, special events, caretakers residence, storage, and bed and breakfast in the Agriculture Land Use Category. This is a resubmittal of the expired Land Use Permit D950184D. The property is located in the county at 7750 North Highway 101, south of San Marcos Road, north of the city of Paso Robles, APN: 027-145-025, in the Salinas River Planning Area. County File Number: D010031D. John Farhar, staff, explains that this is a reconsideration of a project already approved by the commission in 1999. The applicant did not submit a timely request for a time extension into the Planning Department and his permit expired. Commissioner Roos asks if the environmental determination on this project still stands. Staff states yes. Fling Traylor, applicant, states he doesn't know why the condition requiring 75% of wine be produced on site is there, he would prefer it be lowered or deleted; feels there are enough parking spaces to accommodate their customers. Bob Lilley states San Luis Obispo doesn't have an ordinance requiring 75% production onsite. Santa Barbara has ordinance requiring a limit, but not here. Jim Orton

feels this was probably put in at the time of the original approval to control traffic, location is important. Chairman Liberto-Blanck asks staff their definition of "winery". Kami Griffin states some production must occur on-site, this applies to this project. Thereafter, on motion of Commissioner Roos, seconded by Commissioner Cooper, and carried, in the absence of Commissioners Boche and Mehlschau, the negative declaration is approved in accordance with CEQA guidelines, and RESOLUTION NO. 2001-82 granting a Development Plan to FLING TRAYLOR for the above referenced matter, based on Findings A through H, with A corrected to add "no" before "substantial"; and Conditions 1 through 36, with Condition 4 deleted, adopted.

4. This being the time set for hearing the proposal by PAUL AND CHERYL ELLIS for a Minor Use Permit/Coastal Development Permit and Variance to allow construction of a residence and barn with a well and related improvements. A Variance is required to allow grading on slopes over 30% to construct an access drive to a proposed building site, in the Agricultural Land Use Category. The property is located in the county on the north side of Red Mountain Road within North Cambria Ranch, approximately 4 miles east of Highway 1, north of San Simeon Creek Road, north of the community of Cambria, APN: 011-291-025, in the North Coast Planning Area. County File Number: D000225V/D000467P. Martha Neder, staff, presents this matter. Commissioner Roos asks if the EIR still stands for this project even though it was approved some time ago. Matt Janssen states the previously Certified Final EIR for this project still complies with the work that was done. Larry Werner, agent, states this was originally approved in 1994, for Mr. Miller, who then moved and sold the property to the Ellis'. Thereafter, on motion of Commissioner Liberto-Blanck, seconded by Commissioner Roos, and carried, in the absence of Commissioners Boche and Mehlschau, RESOLUTION NO. 2001-83 granting a Variance to PAUL AND CHERYL ELLIS for the above referenced matter based on Findings A through J, and RESOLUTION NO. 2001-84 granting a Minor Use Permit/Coastal Development Permit to PAUL AND CHERYL ELLIS based on Findings A through O, and Conditions 1 through 19, with Condition 11 corrected to change word "grading" to "building", and approval of the previously certified EIR, adopted.
5. This being the time set for hearing the proposal by WILLIAM VOGEL/SBA TOWER, INC. for a Development Plan to allow construction of a wireless communication facility consisting of three 70-foot monopoles with panel antennas, three microwave dishes mounted on three 14-foot poles and three equipment shelters, in the Agricultural Land Use Category. The property is located in the county on Antelope Road, approximately one-half mile south of Highway 46, approximately eight miles east of the community of Cholame, APN: 017-111-014, in the Shandon-Carrizo Planning Area. County File Number: D990396D. Lauren Lajoie, Morro Group, states the landscaping is very bare at this site and the goal is to make the new poles look like existing power poles. Even landscaping would be out of character on this site. This site is near the Kern County border and the coverage will go into Kern County. Steve Stackhouse, SBA, explains that

**Planning Commission Minutes**  
**September 13, 2001**  
**Page 4**

their business is to provide co-locatable facilities to cellular businesses. If the pole is any shorter they would not get the coverage they need, he would like it 70 feet high. Gordon Bell, SBA, gives background of site, they have been working on this for over a year, looked at many different design solutions. Lee Emerson, works with Mr. Bell, states she has driven Hwys 41 and 46 extensively and feels there is real need for this service out there for travelers. Mr. Bell makes final statement, requests a 70 foot height, if the commission can't go along with this they would like a continuance for 2 weeks to further work with staff. Kami Griffin states that if the commission wants to continue this they would like direction as to what they are looking for. Commissioner Cooper feels they have been fortunate the industry has bent to many of their conditions in this county, he could go along with this one because it is 1½ miles away from the road. If possible they could move their buildings to the other side of the hill. Commissioner Roos feels they are not willing to compromise on location, or else they could go 70 feet high; would like them to try to hide the chain link fence, no problems with other staff changes. Lauren Lajoie, Morro Group, states it is a juggle between the visual aspects of the site and what won't work. The Commission is not interested in continuing this, feels they can reach a decision today. Thereafter, on motion of Commissioner Roos, seconded by Commissioner Liberto-Blanck, and carried, with Commissioner Cooper voting no, and in the absence of Commissioners Boche and Mehlschau, RESOLUTION NO. 2001-85 granting a Development Plan to VOGEL/SBA TOWER, INC. for the above referenced matter, based on Findings A through F, with F corrected to add "Initial Study and Negative Declaration", and Revised Conditions 1 through 20, with Condition 1b to read: "Four six-foot microwave dishes mounted on 3 fourteen-foot monopoles", Condition 11c add "U.S. Fish and Wildlife Service", and Condition 19 corrected to read: "Any contractor or employee who finds any San Joaquin Kit Foxes either dead, injured or entrapped shall be required to report the discovery immediately to the California Department of Fish and Game and the U.S. Fish and Wildlife Service", and Condition 20 added: "The applicant and its contractors and employees shall comply with all laws including, but not be limited to the Federal Endangered Species Act", adopted.

6. This being the time set for hearing the proposal by ROGER FRANKLIN/EDGE WIRELESS/THE CONSULTING GROUP, INC. for a Development Plan to allow installation of a wireless communication facility consisting of a 53-foot wooden pole with three 5-foot panel antennas mounted at the top, and a 14-foot by 7-foot equipment cabinet located adjacent to the base of the proposed pole, in the Agricultural Land Use Category. The property is located in the county at 2100 Starkey Road, at the southwest corner of Starkey Road and Truesdale Road in the community of Shandon, APN: 017-251-008, in the Shandon-Carrizo Planning Area. County File Number: D000478D. Craig Weber, Morro Group, presents the report. Samantha Kim, applicant, states she has nothing new to add. Commissioner Cooper makes comparison to the last project, this is more visible than the last project they just heard, and more people will be driving by there. Thereafter, on motion of Commissioner Roos, seconded by Commissioner Cooper, and carried, in



Planning Commission Minutes  
September 13, 2001  
Page 5

the absence of Commissioner Boche and Mehlschau, approval of the negative declaration in accordance with CEQA guidelines, and RESOLUTION NO. 2001-86 granting a Development Plan to FRANKLIN/EDGE WIRELESS for the above referenced matter, based on Findings A through E, and Conditions 1 through 7, adopted.

7. This being the time set for hearing the proposal by NEWLIN HASTINGS for a Tentative Tract Map to allow reconsideration of condition of approval 9b of Tract 1794 to delete the requirement for a continuous public road through Tract 1794 and allow gates to be installed at the north and south entrances. Tract 1794 is a 19 lot subdivision with parcels ranging from 7 to 8 acres, in the Residential Rural Land Use Category. The property is located in the county on the south side of Villa Lots Road, approximately 1 mile west of Hwy 101, north of the city of Paso Robles, APN: 018-022-001 through 019, in the Salinas River Planning Area. County File Number: S890088T/TR 1794. John Busselle, staff, presents this matter. Richard Marshall comments that the county hasn't accepted the roads into their system yet. The gates were not part of the original approval. Robert Lewin, CDF, states they looked at this for access for safety, and they will be able to get through the gates with Knox boxes or pass codes, but can't address what will happen to the next development. Pam Jardini, Westland Engineering, states the gate would be automatic and backed by battery. The intention of the gate is to slow the traffic down. There are interior horse trails that the homeowners use, they are not denying access to the public. Walt Weideman, owner of Lot 9, states they discussed the gate with the homeowners and there was unanimous consent that they want the gate as proposed. They discussed maintenance of roads, and homeowners will pay into maintenance fund for the roads and gate. Jeff Koligian, homeowner, appears in favor of the gates, it might keep traffic slowed down. Keith Belmont, representing his mother who lives next door to the development, feels as long as they have access to Villa Lot Road, they have no problems with the gate. Robert Lewin, CDF, suggests coming up with another method to slow traffic, such a speed bump, and that sometime in the future someone would put a key on the gate and CDF would be missed, their issue is to get people in and out safely. Louis Nunno, neighbor, asks Richard Marshall, what it would take for the County to take the road into their system, he is okay with the gate if everyone can get in and out. Richard Marshall responds that the county does not have plans to take this road in the County system at this time. Thereafter, on motion of Commissioner Roos, seconded by Commissioner Liberto-Blanck, and carried, with Commissioner Cooper voting no, in the absence of Commissioners Boche and Mehlschau, a tentative motion to deny the project on the grounds that this will affect the neighbors property rights, and continue this to October 11, 2001, at 8:45 a.m. and staff directed to come back with findings for denial.
8. This being the time set for hearing the proposal by EAGLE'S CREST WINERY for a Development Plan to allow construction of a winery of approximately 15,400 square feet with a detached hospitality building of approximately 7,500 square feet and convert an existing residence to a bed and breakfast, in the Agriculture Land Use Category. The

property is located in the county at the northeast corner of Hwy 46 West and Anderson Road approximately 2.5 miles west of Paso Robles, APN: 40-051-019, 020, in the Adelaide Planning Area. County File Number: D000234D. John Busselle, staff, presents this matter. Bob Lilley, Ag Commissioner's Office, states he is here to talk about Ag Policy 6. Their office is charged with being in full compliance with this policy. It had many hearings, extensive input from the industry, incidental uses are limited and clearly must relate to the primary agricultural use. Mr. Lilley shows a pie chart on percentages of the uses, visitor serving, winery, bed and breakfast, vineyard. The vineyard is clearly secondary to the visitor serving uses and it should be the other way around; this project does not meet Ag Policy 6. Scope of hospitality and other uses are too large for the winery. This project pushes it further than other projects they have reviewed. The winery has to be the predominate use of the land. Commissioner Cooper asks why the Ag Commissioner does not include the vineyard as part of the comparison. Mr. Lilley states the winery is compared to the tasting room because of the ordinance language. Rachel Dumas, representing Eagles Crest, states they feel this is a great project for the neighborhood, applicants spent a lot of time working with county staff to come up with this project. They have cooperated with staff every step of the way, the moat is for CDF fire requirements. They disagree with staff on the primary use of the project. Gary Stemper states they want to enhance the area. Discusses the phasing of the project. Tim Little states 75% of the grapes grown in this area are leaving the county. He feels having a world class tasting room is very important. He discusses the size of the building and would like changes to Condition 3. He discusses Condition 4 and shows alternate site design on overhead (Page 8-17), would like the last sentence beginning with "showing a 50 foot..." deleted, and Condition 6 deleted. Gary Eberly, owner of winery, annexed into the city of Paso Robles. The earlier pictures were tasting rooms, not wineries. Primary agriculture use is growing grapes and converting to wine and selling of wine. The selling of wine should be a primary use. One half of the wine he makes is sold at his tasting room. Doesn't think the size of the winery should decide the size of the tasting room. Rachel Dumas, representing applicant, states the applicant wants to create an ultra wine experience. Robert Lewin, CDF, states their water storage can be done in many ways, it can be either tanks or moat, doesn't matter to them as much as they have to have it. John Busselle comments on the Cal Trans traffic study. Chairman Liberto-Blanck states she is concerned with Ag Policy 6 and the fact that the Ag Commissioner's Office and Planning Department are not in agreement on this. Can't lend support unless they can work things out with the Ag Commissioner's Office. Commissioner Roos states it looks like it isn't in keeping with Ag Policy 6, but most of the winery's are the same as this one. Doesn't know how many square feet of winery they need to balance out uses. Commissioner Cooper agrees there is a policy issue here, but it is all open to interpretation. Tim Woodle, Pults and Assoc., comments on the road issue. Tim McNulty states the time to condition the project is now. Mr. Woodle states he will not agree to an additional traffic study for Hwy 46 corridor. He will only agree that a traffic study can go on after they get their approval and while they are starting their project. Thereafter, on motion of

Commissioner Roos, seconded by Commissioner Cooper, and carried, with Chairman Liberto-Blanck voting no, in the absence of Commissioners Boche and Mehlschau, RESOLUTION NO. 2001-87 granting a Development Plan to EAGLE'S CREST WINERY for the above referenced matter, based on Findings A through H, with G deleted, and H, corrected the "50 feet" changed to "10 feet", and Conditions 1 through 44, corrected as follows: Condition 2. Add "only one event is allowed at a time"; Condition 3. "The 7,366 square foot phase 1 processing facility shall be completed and have a certificate of occupancy prior to final building inspection of the tasting room and hospitality center. Within 10 years the remaining 6,034 square feet of Phase 1 of the processing facility shall be completed"; Condition 4. end read: "...Exhibit A, the architect's showing modified terrace"; old Condition 6 deleted; new Condition 45. "Applicant shall submit a traffic study, to be reviewed and approved by the Director of Planning and Building accessing the impact of the project on the intersection of Hwy 46 west and Anderson Road. The applicant shall implement the recommendation of the study prior to Final building inspection of the tasting room/hospitality building", conditions renumbered, adopted.

9. This being the time set for hearing the proposal by MARY LAMBERT for a Variance to allow construction of an approximately 3000 square foot single family residence and attached garage on a site approximately 4000 square feet in size. The project requires a variance to authorize construction on slopes over 30%, in the Residential Single Family Land Use Category. The property is located in the county at 1030 St. Mary Avenue in the community of Cayucos, APN: 064-156-015, in the Estero Planning Area. County File Number: D000393V. Martha Neder presents this matter. Mark Hoppe, agent, appears in favor, here for questions. Thereafter, on motion of Commissioner Liberto-Blanck, seconded by Commissioner Cooper, and carried, in the absence of Commissioners Boche and Mehlschau, approval of the negative declaration in accordance with CEQA guidelines, and RESOLUTION NO. 2001-88 granting a Variance to MARY LAMBERT for the above referenced matter, based on Findings A through H, and Conditions 1 through 15, correct 14 to read: "Drainage shall be conveyed to South Ocean Avenue, unless evidence can be shown of physical or legal constraints", adopted.
10. This being the time set for hearing the proposal by MARY LAMBERT for a Variance to allow construction of an approximately 2700 square foot single family residence and attached garage on a site approximately 4000 square feet in size. The project requires a variance to authorize construction on slopes over 30%, in the Residential Single Family Land Use Category. The property is located in the county at 1010 St. Mary Avenue in the community of Cayucos, APN: 064-156-015, in the Estero Planning Area. County File Number: D000394V. Martha Neder presents this matter. Mark Hoppe, agent, appears in favor, here for questions. Thereafter, on motion of Commissioner Liberto-Blanck, seconded by Commissioner Cooper, and carried, in the absence of Commissioners Boche and Mehlschau, approval of the negative declaration in accordance

with CEQA guidelines, RESOLUTION NO. 2001-89 granting a Variance to MARY LAMBERT for the above referenced matter, based on Findings A through H, and Conditions 1 through 15, with 14 amended to read: "Drainage shall be conveyed to South Ocean Avenue, unless evidence can be shown of physical or legal constraints", adopted.

11. This being the time set for hearing the proposal by TIM SHEA/JEFF EDWARDS for a Variance/Coastal Development Permit to allow grading on slopes in excess of 30% for an approximately 4,500 square foot, multi-story single family residence and garages, on two lots totaling approximately 5,800 square feet, including grading, site preparation, access drives, and road frontage improvements, and drainage improvements, in the Residential Single Family Land Use Category. The property is located in the county on the north eastern corner of Cerro Gordo Avenue and Shearer Avenue, in the community of Cayucos, APN: 064-371-025, in the Estero Planning Area. County File Number: D990083V. Terry Wahler, staff, presents this matter. Mary Ann Carnegie, neighbor, appears on this matter, reads letter from a neighbor into the record. Jeff Edward, agent, discusses concerns with some of the conditions. Richard Marshall comments on Condition 1(i), feels it doesn't hurt anything to leave this condition in. Thereafter, on motion of Commissioner Liberto-Blanck, seconded by Commissioner Roos, and carried, in the absence of Commissioners Boche and Mehlschau, approval of the negative declaration in accordance with CEQA guidelines, and RESOLUTION NO. 2001-90 granting a Variance/Coastal Development Permit to TIM SHEA for the above referenced matter, based on Findings A through L, and Conditions 1 through 18, with Condition 1d amended to read: "Prior to submitting construction drawings (and prior to issuance of building and grading permits) the applicant shall submit to staff for review and approval, fully dimensioned revised site plan, floor plans, and elevations in substantial conformance with the revised plans submitted 9/12/01 to better reflect the design guidelines and recommendation from the Cayucos Citizens Advisory Council regarding hillside development. Construction drawings for the building permit shall comply with the revised plans dated 9/12/01", adopted.
12. This being the time set for hearing the proposal by COUNTY OF SAN LUIS OBISPO to adopt the Oceano Specific Plan and amend the San Luis Bay Area Plan and the San Luis Bay Coastal Area Plan by deleting or modifying language and/or planning area standards that apply to the Oceano Urban Area covered by the Specific Plan and to adopt the Specific Plan into the Area Plans by reference. The Specific Plan contains proposals, including standards and guidelines, which would affect the use of land and the appearance of future residential and commercial development; modify the existing vehicular and pedestrian circulation system; and change some land use categories. County File Number: G990003S. Chuck Stevenson gives a brief overview of the plan. Shows a overhead of a chart "Oceano Planning Process" and discusses the process of writing this plan. John Hand, staff, discusses the noticing process. He comments on the many workshops held in Oceano for the residents of Oceano. Chris Clark, CMC, gives

background of the plan, EIR and appendices. At the residents request, Halcyon is not part of specific plan. Oceano airport, discussed. This needs to be considered and the land user around it, and problems with developing inappropriate land uses around the airport. The plan expects buidant in Oceano to be between 9,000 and 10,000 people.

Pier Avenue, access off of Highway 1 to beach and vehicles entrance to State park, discussed. The agricultural economy is extremely important to the south county area, there is a vegetable exchange there. Safety is a big issue in the plan, such as getting school children to and from schools safely. The community had a major clean up recently, and they need to keep this going.

John Hand comments on the town center idea, community would like a public restroom, better public parking. Would like to gave special focus to Pier Avenue area, embellishing a gateway at Front Street.

Chuck Stevenson, staff, states these are just concept plans here today. Proposed design guidelines, discussed. He states they might want to consider having certain guidelines as "standards". Regulatory standards, in downtown area would be good. Need discretionary standards to be sure development occurs in a specific manner.

John Hand states this will go to the Board in January, with a 60 day review time between the Commission and Board.

Chairman Liberto-Blanck asks if there was any discussion of annexation into Grover Beach. Mr. Hand states no and incorporation also is not feasible. Chairman Liberto-Blanck asks if there are any medians planned for streets so people can get safely across. Staff states they are not down to that level of detail.

Susan Headle, Tierra Nueva Co-Housing, would like to see their name changed to "Oceano Beach". There is riparian habitat along the creek, lots along the creek need to be made available by the Land Conservancy. Certain acreage needs to be maintained as agriculture. Siemega does not have turning lanes, or bike lanes. The plan would have them continue as far as Halcyon Road.

Barbara Mann, Director of Oceano Community Services District, states she would like to see this plan come back to the Oceano Housing Advisory Committee, and community at large, would like to see more community input.

Katherine Shore, Oceano, states the snowy plover and other endangered species need to be protected; the airport needs a place in the community, but they don't want it to take over the community in size and noise.

Aureliano Rodriguez, Oceano Housing Committee, would like the Halcyon community to remain rural, does not want curb, gutters and sidewalks in their community. Requests that Halcyon be removed from the plan. Also concerned with parks. Page 20 of the plan does not show the park near her home on the map. Oceano Elementary School, discussed. Concern with safety, traffic and noise concern. Density issue is a problem for them. Halcyon and Oceano need to be treated the same, wants a plan that meets the needs of the residents. Feels there is enough land around Oceano to meet the needs of the people.

Eleanor Shumway would like to keep historical character of the community.

Walter Gustafson states drainage is major problem in Oceano, not sure where water will go. Speaks to density, need high density affordable housing for low income people

Peggy Wilson agrees this should come back to Oceano Housing Committee.

Vanessa Hall states she is impressed with the plan. Oceano cleanup was great, but now trash is not being picked up and piling up again.

Roy Miller, lives near airport in Oceano, interested in growing along with the community, this community needs the County's help. Vehicle traffic on Pier Avenue never stops, they never get out of their cars, locals get nothing, but have to clean up after them every weekend. Trying to access beach on Pier Avenue is dangerous. The plan doesn't mention a traffic light, need the plan to look at how population will grow and start at bottom and work up. Need adequate pedestrian access.

Barbara Boyer, resident of Oceano, would like traffic calming measures for Pier Avenue, this could be a beautiful gateway, rather than what they have now. Wetland around the lagoon needs to be protected.

Frank Owen, Oceano, states his neighborhood is in the middle of Oceano lagoon. Plan addresses this, drainage system for lagoon needs maintenance, without this maintenance it is polluted, mosquitos, feels they are being ignored by the county. Beavers live there and make the matter worse.

Pamela Dean, Oceano, moved there from Avila Beach where she rented. Avila rent has gone up 52% since the rebuilding and many can't afford to live there anymore. The same thing is happening in Oceano. Wants to keep the park near her house. Would like to see the plan go back for more community input.

Penny Semrau states there is a need for dredging of the Oceano Lagoon complex, does not want sewage treatment plant expanded, there a need for a pedestrian beach, she does



Planning Commission Minutes  
September 13, 2001  
Page 11

not want Pier Avenue widened.

Hal Rosen, builder of low cost housing, comments that there is no affordable housing in Avila Beach today. Some could be built in Oceano.

Norman Molera, Oceano, recently bought there because of the redevelopment. Oceano is in a flood zone, they can't build on every lot.

Chuck Stevenson states they can go back to the community if everyone wants that, but he also would like to keep this plan on track. There are limited resources to make this happen. He goes over some of the issues brought up here today. Drainage, structures and devices will cost money to fix, also grant money could be available. One issue was Pier Avenue, closing Pier Avenue to beach traffic may not get people where they want to go, will just send the traffic somewhere else, this is the responsibility of the California Coastal Commission.

Halcyon is included in the study area, they are not looking at doing anything there, cannot force them to annex without their approval. Environmental data was released in April 2001 for public review.

Chris Clark noted some endangered species are not mentioned in the plan. He will look into where that can go. Main Street program: put on by State of California, Department of Trade and Commerce.

Commissioner Roos states he needs to look into residential multi family density issue, was result of a lot of community input, more appropriate use was 15 units per acre.

On motion of Commissioner Roos, seconded by Commissioner Cooper, and carried, in the absence of Commissioners Boche and Mehlschau, this item is continued to October 25, 2001, at 8:45 a.m. Further, on motion of Commissioner Roos, seconded by Commissioner Cooper, and carried, in the absence of Commissioners Boche and Mehlschau, all the letters and pictures submitted today are entered into the record.

There being no further business, the meeting is adjourned at 6:00 p.m.

Respectfully submitted,

DIANE R. TINGLE, SECRETARY  
COUNTY PLANNING COMMISSION

2-80